



RI

input
WINTER 2014 VOL. 42 NUMBER 1

Hot Topics, Collaborations & Connections

We Have So Much to Talk About

By Cheryl Wirsz, Forest Tenures Branch

The 2014 BC Land Summit

3 Days, 4 Keynotes, 5 Professional Associations, 56+ Sessions

May 14–16, 2014

The Torrens System

**A Lawyer's Perspective on
Registering Land Title in BC**

By John McLachlan, Lex Pacifica Law Corporation

It's a Community Issue

**Kwantlen Students Look at the
Complexities of Land-based Issues**

By Kwantlen Students Daniel Kozlowski, Chantel Odoom, and Ryan Moriarty



From the EO's Desk

Happy New Year!

It's hard to believe that another five years have passed and we are approaching the 2014 BC Land Summit. We've had some time to reflect since the 2009 Summit, and what we feel is the most exciting thing about this event is the incredible opportunity to connect with professionals across so many land-based disciplines. With four keynote speakers, and, most notably, astronaut Chris Hadfield opening for us—because who else could have such a unique, global perspective?—we are really looking forward to jumpstarting conversations. Watch for registration in early February; details can be found at www.bclandsummit.com. We hope you'll join us!

In this issue we have three articles written by students from Kwantlen Polytechnic University. REIBC was contacted last fall by instructor Andrew Frank from the university's Public Relations Diploma Program to see if we had a real-world situation that the students could write about. The timing was perfect, so we gave them information on the Land Summit and they pitched their ideas to me. It was a great experience for all of us, and it's one more way in which we are meeting our strategic goals, specifically to make REIBC known to more industries and organizations and to advance thinking on land-based issues. Thank you to all of this issue's contributors.

Are you interested in getting involved at the Chapter or the Board level? Nominations will be in April. If you have any questions, feel free to contact your Governor or myself. We welcome your participation.

A handwritten signature in black ink that reads "Brenda Southam". The script is fluid and cursive.

Brenda Southam, CAE
Executive Officer

Drop us a line!

We want to hear from you. Please let us know your ideas for articles and how you like the magazine—and check out our LinkedIn, Facebook, and Twitter pages for up-to-the-minute information on REIBC activities.

www.reibc.org
info@reibc.org



At the 2009 BC Land Summit.

LETTERS TO THE EDITOR

Dear Editor,

Over the past few years, the content of REIBC's publication, *Input*, in my view has risen to the top of the many publications put forth by professional and trade organizations. The published articles address very timely topics and, more importantly, are presented with a balanced viewpoint... In business, and in life itself, a balanced perspective on what are often initially seen and publicly expounded upon as polarized issues is the obvious way for individuals and society at large to build consensus and thus to progress. In current times, where the volume and availability of information has never been greater, imposition of polarized views is counterproductive and certainly not contributory to a sustainable society.

The articles within *Input* provide a thoughtful and balanced perspective. This benefits our membership and the readership of *Input* at large.

Yours truly,

David K. Lane
Land Property Advisors Inc.

Write to us!

We promise to read all letters submitted. Letters will be considered for printing based on space constraints. Thank you for taking the time to share your ideas, kudos, opinions, and concerns with us.

Submit your letter to the editor: info@reibc.org



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President's Message

I hope everyone passed a lovely holiday season surrounded by family and friends. Time is passing

so quickly, and the first half of my year as President is already over.

We continue to work toward our strategic goals, and this year has a strong focus on membership—how to make our existing members happy, and how to attract the next generation of members into our RI family. We want to create an organization that serves the needs of each and every member, which is something of a tall order given how diverse our membership is. However, to my mind, that is one of our best features. This diversity is what creates a vibrant environment where meaningful discussions take place and a range of viewpoints can be heard. The Board's job, then, is to provide the forum for those conversations, and attract experts in all fields of real estate practice who will make the dialogue rich.

To this end, I hope you have been able to enjoy some of the events we have offered—either on our own or in conjunction with allied organizations within the real estate sector. Events like the recent Valuing Diversity Conference jointly held with AIC-BC, which you can read about in this issue, or one of the luncheons, pub nights, webinars, and social events held around the province, offer ways to connect and learn from each other about issues important to our respective practices. The upcoming Land Summit, featured in this issue of *Input*, will provide an opportunity for our members to interact with each other and with clients and partners outside of their usual networks.

We hear from you in our surveys that these sorts of events are a valuable component of your membership benefits. Our strategic planning revolves around how to improve the value proposition of your membership with us. We hope you like what we are doing. Of course, we are always open to hear from you! Let us know what you would like to see from your REIBC.



Mandy Hansen, RI
President

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The 2014 BC Land Summit's

4 Keynote Speakers



|. Wade Davis

Anthropologist, Author, Explorer

Wade Davis is an Explorer-in-Residence at the National Geographic Society (NGS). Named by the NGS as one of the Explorers for the Millennium, he has been described as “a rare combination of scientist, scholar, poet, and passionate defender of all of life’s diversity.” Davis’s work as an anthropologist and botanical explorer has taken him throughout the world, from the forests of the Amazon to the mountains of Tibet, from the high Arctic to the deserts of Africa, from Polynesia to the grasslands of Mongolia. Widely recognized as one of the most compelling storytellers of our time, his presentations, illustrated by his exquisite photographs, are a wild and moving

celebration of the wonder of the human spirit, as expressed by myriad cultures he has encountered in a lifetime of travel, exploration, and ethnographic research.

Davis is the author of 17 bestselling books, including *The Serpent and the Rainbow*, which was later released as a feature film, and *Into the Silence: The Great War, Mallory, and the Conquest of Everest*, which won the 2012 Samuel Johnson Prize, the top literary award for nonfiction in the English language. Davis has written for *National Geographic*, *Newsweek*, *Outside*, *Harper’s*, *Fortune*, *Condé Nast Traveler*, *The New York Times*, *The Wall Street Journal*, *The Washington Post*, *The Globe and Mail*, and many other international publications.

His many film credits include *Light at the Edge of the World*, *Grand Canyon Adventure* (IMAX 3D), and *Earthguide*. As a photographer, Davis has curated several major exhibits, including *The Lost Amazon* at the Smithsonian Museum of Natural History, and *No Strangers: Ancient Wisdom in a Modern World* at Annenberg Space for Photography. His own work has been widely published and exhibited.

A professional speaker for 25 years, Davis has lectured at more than 200 universities and has captivated corporate clients. His four TED talks have been seen by millions of viewers. In 2009 he delivered the Massey Lectures, Canada’s most prestigious public intellectual forum.

Davis is the recipient of numerous awards, including the Gold Medal of the Royal Canadian Geographical Society; the Explorer’s Medal (the highest award of the Explorer’s Club); the Lowell Thomas Medal; the David Fairchild Medal for Plant Exploration (the most prestigious award for botanical exploration); and the \$125,000 Lannan Foundation Prize for Nonfiction.



2. *Chris Hadfield*

Astronaut, Former Commander of the International Space Station

“Good morning, Earth.” That is how Colonel Chris Hadfield—writing on Twitter—woke up the world every day while living aboard the International Space Station for over five months. Since blasting off from Kazakhstan in December 2012, Hadfield has become a worldwide sensation, harnessing the power of social media to make outer space accessible to millions and infusing a sense of wonder into the collective consciousness not felt since man first walked on the moon. Called “the most famous astronaut since Neil Armstrong” by the BBC, Hadfield, now safely back on Earth, continues to bring the glory of science and space travel to everyone he encounters.

Hadfield is the pioneer of many “firsts” in Canadian space history. In 1992, he was among the first chosen as Canada’s second class of astronauts. Three years later, he became the first Canadian to use the Canadarm, and the first Canadian to board a Russian spacecraft during his mission to the Russian space station. In 2001, he performed two spacewalks as a mission specialist on STS-100—the first Canadian to do so—and in 2010 the Canadian Space Agency and the National Aeronautics and Space Administration (NASA) announced Hadfield’s third mission: commanding the International Space Station (ISS)—another Canadian first.

Hadfield launched into space on December 19, 2012, and took command of the ISS on March 13, 2013. His multiple daily tweets and photographs from space made people see the world differently. His accessibility, whether answering questions such as, “How do you wring out a washcloth in space,” via Skype,

or collaborating with The Barenaked Ladies for a song sung by over a million people simultaneously, endeared him to all while he orbited Earth.

A heavily decorated astronaut, engineer, and test pilot, Hadfield’s many awards include being named a Member of the Order of Ontario (1996); receiving an honorary Doctorate of Laws from Trent University (1999); the Vanier Award (2001); the NASA Exceptional Service Medal (2002); and the Queen’s Golden Jubilee Medal (2003). He was inducted into Canada’s Aviation Hall of Fame in 2005, and was commemorated on the Royal Canadian Mint silver and gold coins in 2006.

Hadfield announced his retirement from the Canadian Space Agency on June 10, 2013.

3. *Louise Mandell*

Queen’s Counsel, Doctor of Laws (Hon.)

In 1983, Louise Mandell was one of the founding partners of Mandell Pinder, a law firm specializing in Aboriginal and treaty rights law. In 2011 she moved out of the day-to-day practice of law but remains connected in the esteemed capacity “of counsel” to the firm.

On behalf of her many First Nations clients, Mandell has devoted her professional life to the advancement of their Aboriginal Title and Rights and Treaty Rights. She was brought into the area of Aboriginal law when it was in its infancy, working under the direction of the late Grand Chief George Manuel, President of



the Union of BC Indian Chiefs (UBCIC) and the World Council of Indigenous Peoples. Acting for UBCIC, Mandell was legal counsel in its fight against the patriation of the Constitution. Since then she has devoted her efforts to implementing constitutional change through advancing many of the leading cases alongside one or more of her Mandell Pinder colleagues. Such cases include *Guerin*,¹ *Sparrow*,² *Van der Peet*,³ *Delgamuukw*,⁴ *Haida*,⁵ *Bartleman*,⁶ *Saanichton Marina*,⁷ *Morris and Olsen*,⁸ *Osoyoos*,⁹ and the historic costs order decision in *Jules and Wilson*.¹⁰

Mandell was appointed Queen's Counsel in 1997 and, in 2001, was awarded the Georges Goyer Q.C. Memorial Award for exceptional contribution to the development of Aboriginal and Treaty Rights jurisprudence across the country. As well, in June 2012, Mandell received an Honorary Doctor of Laws degree from Simon Fraser University.

4. Catherine Murray

Co-Host and Anchor for BNN, Former VP at Deutsche Bank

A refreshing new business anchor, Business News Network (BNN)'s Catherine Murray tracks, explains, and opines on the market, connecting with audiences through her personal style and eye for the big economic picture. What really sets Murray apart, though, is her considerable background working at the upper reaches of the corporate, financial, and retail worlds.

Murray is a co-host on BNN's *Market Sense* and the anchor of *The Business News*, Canada's leading business newscast. Her talks draw from her extensive experience in the fields of business, finance, and retail. Before joining the BNN team in 2011, Murray was the Managing Director and Head of Institutional Equities at North South Capital, which she co-founded in 2009. Murray founded North South Capital to fill a need in the marketplace for money-making ideas, transparency in terms of pay and incentives, and an emphasis on "the client comes first." "If you focus your business on the client and put the client first," says Murray, "you will succeed—even during times of economic uncertainty."

Prior to co-founding North South Capital, Murray was Vice-President of Institutional Sales and Trading at Deutsche Bank, and an associate at Goldman Sachs for Institutional Sales and Trading. She has extensive experience in the retail sector from her time as a specialty retail associate analyst at William Blair. Murray's expertise ranges from global macroeconomic trends to specific sector and industry analysis, breaking down the hottest business trends with unmatched eloquence and skill.

¹ *Guerin v. The Queen*, (1984) 2 S.C.R. 335.

² *Regina v. Sparrow*, (1990) 1 S.C.R. 1075.

³ *Regina v. Van der Peet*, (1996) 2 S.C.R. 507.

⁴ *Delgamuukw v. The Queen*, (1997) 3 S.C.R. 1010.

⁵ *Haida Nation v. B.C. (Minister of Forests)*, (2004) 3 S.C.R. 511.

⁶ *R. v. Bartleman*, (1984) 55 B.C.L.R. 78 (B.C.C.A.).

⁷ *Saanichton Marina Ltd. v. Claxton*, (1988) 1 W.W.R.

540 (B.C.S.C.); affirmed 36 B.C.L.R. (2d) 79 (C.A.).

⁸ *R. v. Morris*, (2006) 2 S.C.R. 915.

⁹ *Osoyoos Indian Band v. Oliver (Town)*, (2001) 3 S.C.R. 746.

¹⁰ *British Columbia (Minister of Forests) v. Okanagan Indian Band*, (2003) 3 S.C.R. 371.

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The 2014 BC Land Summit Society Members

The City of Vancouver has proclaimed May 14, 2014, as BC Land Summit Day in the City of Vancouver. This honour marks the ten-year anniversary of the inaugural 2004 conference, which was the first conference organized jointly by five land-based professional organizations.

How did the first Land Summit come to be? In 2000, representatives from several professional organizations formed the Professional Education Round Table (PERT). In round table discussions, it was agreed that a joint conference would be one of the best ways to share professional development opportunities. PERT identified the primary objectives of such a conference as those that:

- encourage interactivity and networking between professionals
- create a broader and richer event than any one professional organization could do on its own
- share knowledge between professional organizations
- enjoy the synergy of a shared major event
- collaborate and foster awareness of the interdisciplinary nature of the land professions

- showcase best practices, collaborative solutions, and case studies
- generate ideas and a future professional vision for land use and management in BC
- incorporate an interdisciplinary trade show profiling products and services

From this round table discussion the 2004 BC Land Summit was born. The inaugural summit, *Working Together for Better Results*, was held from May 12–14, 2004, at UBC. The second BC Land Summit, *A Better Future: Adapting to Change*, was held in Whistler in May 2009. Approximately 850 delegates attended the conference in Whistler, despite the widespread global economic uncertainty of the time.

Since 2009, the five founding organizations have together incorporated the BC Land Summit Society (BCLSS) under BC's *Society Act*. This enables the organizers of the 2014 BC Land Summit to function as a society and thereby purchase insurance, hold contracts, and otherwise function to provide Land Summit delegates with the best possible event.

The 2014 BC Land Summit, *Collaborations & Connections*, is being held from May 14–16, 2014, at the Sheraton Vancouver Wall Centre in downtown Vancouver. It is anticipated that 1,000–1,200 delegates will attend. Four streams of educational



opportunities will be of interest across the many land-based professions: Water and the Land, Law and the Land, Food and Agriculture, and Natural and Built Environments will provide something of interest for every professional that works with land in BC.

On site at the conference, the BC Society of Landscape Architects is hosting a trade show to showcase products and services. Exhibitor space is available to allied non-profits.

Sponsorship opportunities for the 2014 BC Land Summit abound, and the benefits of sponsorship are many. Visit the conference website (www.bclandsummit.com) for further information on sponsorship, sessions, keynote speakers, and events.

We thank the Real Estate Foundation of BC for their generous support. REFBC has supported every Land Summit to date and we are pleased to have their support once again.

In the pages that follow, the member organizations of the BC Land Summit Society offer information about their work in support of their own members and the professions they represent. We look forward to having you join us at this year's BC Land Summit, where we can learn, collaborate, and connect with the issues and each other.



Douglas Janzen

Appraisal Institute of Canada
– British Columbia (AIC–BC)

Douglas Janzen, P.Ag, AACI, has been a Real Estate Appraiser and Professional Agrologist for over 20 years and is currently Vice-President of the Appraisal Institute of Canada – British Columbia.

The Appraisal Institute of Canada (AIC) was formed in 1938 by “land inspectors” from the Winnipeg area who wanted an organization that would promote the exchange of ideas pertaining to land valuation and inspection. The need for such an organization was driven by the impact the Great Depression had on property values, particularly in the Prairie provinces. The formation of the AIC brought a code of ethics, professional standards, education, and the opportunity for interested parties to obtain an unbiased opinion of real estate value. Prior to the formation of the AIC, land value judgments were often rendered primarily by real estate brokers to facilitate a transaction. As the AIC developed and grew, the increased professionalism and objectivity of AIC members provided purchasers and lenders with greater confidence in the independent valuation of real estate.

Though the AIC has its roots in the agricultural sector, by 1948 a new focus on urban real estate began to dominate and the organization had grown nearly tenfold from its original 146 members. Today the Appraisal Institute of Canada has over 4,800 members, of which almost one-quarter are in British Columbia.

The Appraisal Institute of Canada – British Columbia is a leader among the other provinces’ associations in supporting member development, education, professional standards, promotion, regulation, and advocacy. The educational courses required nationally for designation by the AIC are delivered in BC through the University of British Columbia (UBC) Sauder School of Business in Vancouver.

Today’s appraiser must meet and maintain stringent educational and continuing professional development standards in order to retain membership and professional designation. Appraisal Institute of Canada designations (CRA for Canadian Residential Appraiser and AACI for Accredited Appraiser Canadian Institute)

are recognized worldwide and set the predominant standard for appraiser accreditation in Canada. AIC members are obligated to subscribe to the Appraisal Institute of Canada Professional Liability Insurance Program. The education requirements, continuing professional development, and mandatory insurance program ensure the highest degree of protection to consumers and users of appraisal reports prepared by AIC members.

Sharing the ideals of AIC founders, today's professionals are committed to the protection of the public interest through the development and publication of professional and unbiased opinions. In addition to an undergraduate degree, appraisers earn their designations by the successful completion of specific courses offered through the UBC Sauder School of Business, followed by applied experience under an experienced mentor; the completion of a guided case study thesis-like appraisal report; an applied experience written exam; and, finally, a professional competency interview before a committee of examiners.

Modern professional appraisers often provide knowledge and information far beyond a simple opinion of value for mortgage purposes. Many of our members, for example, provide consulting services to facilitate:

- land claims settlements
- expropriation
- land development and redevelopment
- industrial, commercial, and residential construction projects
- highest and best use studies
- depreciation reports for strata councils
- taxation consultancy

AIC members may be self-employed and paid on a fee-for-service basis, or they may have a salaried position and work for a financial institution, government agency, real estate development office, real estate management company, or an accounting firm.

A successful appraiser is one who is inquisitive and curious, personable and broadminded, observant, logical, and motivated. Although an appraiser spends a significant amount of time researching and analyzing data as well as preparing reports within an office setting, the inspection of property, collection and confirmation of data, and meeting with other industry professionals and clients often requires out-of-office travel and meetings, developing relationships, and working with people from all socio-economic backgrounds.

Modern professional appraisers often provide knowledge and information far beyond a simple opinion of value for mortgage purposes.

Appraisers often develop expertise in building construction, land development, economics, finance, business, and law. While some appraisers may focus on a single sector, such as single-family residential dwellings, there are opportunities to expand one's knowledge into more complex properties—with significant rewards. An appraiser who specializes in holiday resorts may travel the world inspecting properties; another may focus on aboriginal issues and have the opportunity to visit remote communities throughout Canada; and expertise in agribusiness may result in tours through wineries and vineyards—which are far more extensive than what is typically seen by the public.

Appraisers rely on the knowledge of people in many sectors to ensure that the factors they consider when estimating value are significant. Attending a conference that includes members of the Appraisal Institute of Canada – BC, BC Institute of Agrologists, the BC Society of Landscape Architects, the Planning Institute of BC, and the Real Estate Institute of BC is not only an opportunity to learn through seminars but also to make new contacts and renew old relationships with professionals in the industries that appraisers rely on for information. Just as the early “land inspectors” desired an organization that would foster the exchange of ideas pertaining to land value, appraisers today recognize the great benefit of these conferences. Attendee Duane Bates, AACI, P.App, RI, from the 2009 BC Land Summit agrees:

Attending the 2009 BC Land Summit provided a great opportunity for me to learn from and network with experts in other real estate-related professions. The work these folks do can have a direct impact on property values and thus having an opportunity to meet and share ideas with them was invaluable to my growth as a property valuation professional.

Accordingly, the Appraisal Institute of Canada – British Columbia is a member of the BC Land Summit Society, host of the 2014 BC Land Summit.



Linda M. Wilson

British Columbia Institute of
Agrologists (BCIA)

Linda M. Wilson, Ph.D, P.Ag, is Director of Knowledge and Technology Transfer, Science and Technology Branch, Agriculture and Agri-Food Canada, located at the AAFC Research Station in Agassiz, BC.



Don Rugg

British Columbia Institute of
Agrologists (BCIA)

Don Rugg, P.Ag, is President of View West Marketing Inc., and served as Executive Director for the BCIA from 2004 to 2011.

The British Columbia Institute of Agrologists (BCIA) is proud to be a member of the BC Land Summit Society, host of the 2014 BC Land Summit. As one of the original five founding organizations of the first BC Land Summit in 2004, the BCIA brings a strong resource perspective that ties the land to agriculture, the environment, and society as a whole.

BCIA is the provincially legislated, self-governing body that upholds and protects the public interest by regulating all professional agrologists in BC and promoting the profession of agrology. The profession of agrology is regulated in Canada by provincial legislation; BCIA derives its authority from BC's *Agrologists Act* (2003) and bylaws, with the original *Agrologists Act* dating back to 1947 in BC. BCIA is a member of the Agrologists of Canada, a newly formed national body that supports provincial institutes in creating uniformity in standards of professionalism and education.

BCIA is founded on three principles:

1. Preserving and protecting the scientific methods and principles that are the foundation of the agricultural and natural sciences;
2. Upholding the principles of stewardship that are the foundation of agrology; and
3. Ensuring the integrity, objectivity, and expertise of its members.

BCIA regulates the practice of Professional Agrologists (P.Ag), and Articling Agrologists (A.Ag). Today, over 1,300 agrologists are registered with BCIA.

An agrologist is a professional in the broad fields of agriculture, natural resource, and environmental science. "Agrology" means applying agricultural and natural sciences, technology, economics, and policy to provide professional support to the cultivation, production, improvement processing, and marketing of aquatic or terrestrial plants or animals, and also to support the classification, use, enhancement, conservation, protection, or restoration of aquatic or terrestrial ecosystems that are affected by or sustain the cultivation or production of aquatic plants or animals.

Members are drawn from all areas of the agri-food, environment, and natural resource sectors. Membership requires a four-year post-secondary degree from a recognized university with an appropriate number of agrology-related courses, and an agreement to remain as an Articling Agrologist for a prescribed period of time. BCIA supports new professionals with a dynamic mentoring program of which all new members are required to take part.

As with all professions, the profession of agrology demands integrity, competency, and objectivity in the conduct of its members while fulfilling their professional responsibilities to the public, the client or employer, and to the profession. High-quality standards and ethics, commitment, and accountability are the cornerstones of the profession. BCIA members agree to practice within standards of excellence and proficiency, and commit to continuing education in their field. Through regional educational courses and training programs, professional and technical meetings, conferences, scientific publications, newsletters, and tours, members maintain a high level of competency in their professional field, expanding their knowledge and improving communication and leadership skills and abilities. Through these activities, members keep

The practice of agrology has expanded to include the full range of activities involved in the agriculture, natural resource, and environmental sectors.

abreast of the latest industry issues and advances, and become personally familiar with colleagues working on the leading edge of research, technology, and policy. As professionals, BCIA members are known as being fully qualified, meeting high standards, and are competent to provide information and advice in agrology. The BCIA Council fosters a strong sense of cooperation with other professionals in a wide variety of disciplines. Regular communication takes place among professional agrologists through business and personal contacts, in the private and public sectors.

Agrology is a dynamic and expanding profession. Since being mandated in 1947 to “serve agriculture and to give professional status to technical agriculturalists, and to establish standards and ethics,” the practice of agrology has expanded to include the full range of activities involved in the agriculture, natural resource, and environmental sectors.

BCIA members represent all facets of the agrology sectors and choose a variety of career paths, including traditional agriculture and agri-food activities based on research, production, processing, and extension. Members come to the institute from the fields of plant science, agronomy and horticulture, range management, agricultural engineering, integrated pest management, ecology, hydrology, soil science and classification, environmental impact and regulation, habitat restoration, animal science and husbandry, water regulation and management, and public policy development. More recently, members practice in the areas of natural resource and environmental enhancement, management, policy, and regulation. As a result, a considerable number of new BCIA members are employed in the rapidly expanding fields of aquaculture, silviculture, mine reclamation, soils and hydrology for resource roads, and, more recently, environmental assessment for oil and gas resource development, and remediation for contaminated sites.

Given the diversity of professions that collectively form the BCIA membership, we are excited to have the 2014 BC Land Summit theme of Collaborations & Connections. BCIA members will derive great benefit from and contribute in large measure to the four key sub-themes: food and agriculture, the natural and built environments, law and the land, and water and the land.



Robert Evans

British Columbia Society
of Landscape Architects
(BCSLA)

Robert Evans, MBCSLA, RPP, is Partner-Manager of Western Canada Landscape Architecture & Urban Design Infrastructure & Environment at MMM Group Limited and is President of the BCSLA.

With Tara Culham, BCSLA Executive Director, 2014 BC Land Summit Chair.

The British Columbia Society of Landscape Architects (BCSLA) is proud to be one of the five BC Land Summit Society founding members. Landscape architecture is an exciting and diverse profession that combines respect for the natural environment with an understanding of how people use and experience outdoor spaces. Landscape architects provide creative, rational design at a range of scales, from regional land planning work to the detailed design of private gardens. The profession focuses on the integration of human activities into the natural environment by providing functional, economically viable designs that respond to the aesthetic and cultural context. Landscape architects typically engage in planning and design, budget consultation, site analyses, reports and studies, preparation of construction documents, contract administration, and field reviews.

The first known BC landscape architect was Thomas Mawson from England. In 1911, he established his firm in the Rogers Building that is still on Granville Street in Vancouver. Philip Tattersfield, along with 12 fellow practitioners, formed the BC Chapter of the American Institute of Landscape Architects (AILA) in 1961 and the first organization of BC landscape architects was born. BC's first landscape architects devoted a great deal of time and energy to achieve recognition for the profession, ultimately resulting in the granting of the Charter in 1964 establishing the BCSLA.

Founding members were responsible for initiating, presenting, and defending the private members bill, which passed at the 1968 sitting of the Legislature, that gave legal authority and the responsibility to the BCSLA to examine and qualify landscape architects in BC. An examining board was set up

by the Legislature to conduct exams twice a year, with the first sitting in December 1968. Landscape architecture legislation and the establishment of the BCSLA is due to the tireless efforts of Clive Justice, LMBCSLA, FCSLA, John Neill, LMBCLSA, FCSLA, Philip Tattersfield, LMBCSLA, FCSLA, and several other founding members. We will be celebrating our 50th anniversary in April 2014 with a fabulous gala and other special events. The current BCSLA roster includes more than 400 Landscape Architects, over 100 BCSLA Interns, and another 100 Associates, Affiliates, and Students.

In BC, the most common path to becoming a landscape architect is to complete an accredited landscape architecture degree program before pursuing licensure with the BCSLA. The road to licensure includes a period of internship under a qualified mentor, successful completion of the Landscape Architecture Registration Exam, and a rigorous oral exam.

The Landscape Architecture Program at the University of British Columbia (UBC) was founded in 1979, offering an accredited professional degree at the undergraduate level. By 1997 the professional degree program transitioned to a Master of Landscape Architecture degree. The interdisciplinary Bachelor of Environmental Design, which provides undergraduate studies for Landscape Architecture, Architecture, and Planning, was founded in 2002. This has increased the logical intellectual connections, interdisciplinary education, and visibility within UBC and community. In 2005, the Landscape Architecture Program joined the School of Architecture to form the School of Architecture and Landscape Architecture. The Landscape Architecture Program at UBC has a distinctly international component, as students from around the world enhance the program's global perspective. Graduates benefit from mentors who have a breadth of experience and a community of landscape architects that is far-reaching and as diverse as its members' professional work.

BC landscape architects design civic plazas, institutional facilities, transportation corridors, residential developments, private gardens, schools, parks, and resorts, to name a few. Other projects focus on historic preservation, restoration, reclamation, and conservation. Landscape architects are increasingly recognized for their site planning and project management skills, and are actively engaged in ecological design and development practices.

New members continue to be welcomed to the BCSLA each year, and we maintain a vigorous and solid growth rate. BC's landscape architects are taking the lead on diverse projects in the northern and central regions of the province, in the Interior, on Vancouver Island, and in the Lower Mainland. BCSLA has representative members in Alberta, Manitoba, Ontario, Nova Scotia, and Newfoundland, as well as globally in Australia,

China, Europe, Hong Kong, Korea, Singapore, New Zealand, and the United States.

BCSLA staff and volunteers continue to work on labour mobility initiatives, foreign credentials recognition, and reciprocity issues to facilitate easy movement across Canada and around the globe. This is just part of the story of landscape architecture and the BCSLA in BC.

Our members are looking forward to continuing the strong relationship with BC Land Summit Society members and other allied organizations.

To learn more about the BCSLA, our members, programs, and services, visit our websites: www.bcsla.org and www.sitelines.org



Andrew Young

Planning Institute of British Columbia (PIBC)

Andrew Young, MCIP, RPP, is President of the Planning Institute of British Columbia and Manager of Community Planning at the University of British Columbia, Campus and Community Planning Department.

With with Iain Bourhill, MCIP, RPP, PIBC Council Representative, 2014 BC Land Summit Organizing Committee,

and Dave Crossley, PIBC Executive Director, 2014 BC Land Summit Operations Committee.

The Planning Institute of British Columbia (PIBC) is the professional association of planners in British Columbia and the Yukon. PIBC is the westernmost affiliate of the Canadian Institute of Planners (CIP), which is the national association. PIBC has been dedicated to the advancement of the planning profession for more than 55 years. It was incorporated in 1958 under the *Society Act* of British Columbia with just eight founding members. It now has nearly 1,500 members.

PIBC is governed by an elected council of volunteer members who work with PIBC staff and volunteers carrying out the work

of the profession: maintaining and administering standards and requirements for professional membership; upholding professional and ethical standards for the profession; providing services, events, and other benefits to members; and advancing, promoting, and supporting the planning profession and good planning practice.

To help ensure the advancement of the planning profession and to enhance the public interest, a key mission of PIBC is to promote, support, and enhance the ongoing professional development and learning of professional members over time, ensuring that members build and improve their professional knowledge, skills, and abilities as practicing professional planners.

PIBC also helps to protect the public interest and the integrity of the profession through the maintenance and enforcement of ethical and professional practice standards for all professional members. PIBC has a thorough complaint and adjudication process to undertake this important role.

With the growing complexity and interdisciplinary nature of contemporary professional practice, an ongoing objective of PIBC is collaboration—at both the organizational and professional member levels—among other professions and professionals connected to land and land use. Therefore, PIBC participates in a number of activities and endeavours to further this goal, including being a founding participant of the BC Land Summit and member organization of the BC Land Summit Society.

WHO ARE PROFESSIONAL PLANNERS AND WHAT DO THEY DO?

Professional planners are forward-thinking professional individuals who work in both the public and private sectors in many different and specialized fields of planning, including:

- land use and development
- municipal and regional planning
- resource and environmental management
- policy planning and law
- heritage conservation
- transportation planning
- economic development
- urban design
- parks planning
- sustainability planning

- healthy community planning
- indigenous planning

Planners come from a wide range of academic backgrounds such as geography, social sciences, and natural sciences, as well as more technical fields. Most professional planners have completed a university degree in planning either at the Master or Bachelor level. As a result, planners and planning are naturally very diverse and multidisciplinary.

Good professional planning is forward thinking, comprehensive, informed, collaborative, and inclusive. Contemporary planning is very much a process that involves many elements and stages, considers broad interests (development and environmental interests for example), and brings together people and communities to deliver desired results.

Sustainability, which is the balancing of long-term social, economic, and environmental well-being, has been integrated as a key principle in contemporary planning practice. Professional planners rely on many diverse skills and abilities in undertaking their work. These include:

- Taking a holistic approach – looking at the “big picture” and considering the whole
- Research – gathering and analyzing all relevant information
- Process – employing communication, consultation, and good planning process
- Implementation – facilitating the implementation of plans
- Monitoring results – monitoring and reviewing the results and outcomes following the implementation of plans
- Innovation – learning, understanding, and evolving

A planner may work for local government, facilitating development proposals or land use regulation within a community, or engaging in long-term planning for the community through the development of an Official Community Plan. A planner may also work as a consultant, assisting small communities in planning strategies and policies for long-term social and environmental sustainability, or may work as a specialist providing planning assistance to communities in a range of areas.

WHO ARE PROFESSIONAL MEMBERS OF PIBC?

Fully qualified professional, or Certified, members of PIBC—those that have successfully completed PIBC’s professional

certification program following an assessment of their educational background, competencies, work experience, and ethical standards—have the exclusive right and privilege to use the title “Registered Professional Planner” and the designation “RPP” in British Columbia. They may also use the designation “MCIP” to indicate their professional status with the Canadian Institute of Planners, the national professional association for planners in Canada.

INTERDISCIPLINARY AND COLLABORATIVE BY NATURE

Because of the diversity of backgrounds from which planners come and the many diverse areas of practice across the spectrum of planning, planners are interdisciplinary by nature. Indeed, there are a number of planners who have a foot in other professional disciplines as a result of their cross-disciplinary work.

Furthermore, planners must be collaborative due to the fact that much of the day-to-day work of planning involves interaction with the public, engagement with diverse communities, and teamwork with other professional practitioners, for example engineers, architects, lawyers, and real estate developers.



Mandy Hansen

Real Estate Institute of British Columbia (REIBC)

Mandy Hansen, RI, is President of REIBC and a senior real estate professional with EY in Vancouver, focusing on portfolio strategies for public sector and institutional clients.

The field of real estate is diverse, and by joining with aligned organizations to educate and inform practitioners in a variety of fields we can bring a combined understanding of the challenges and opportunities faced in British Columbia today. The Real Estate Institute of British Columbia (REIBC) is a proud member of the BC Land Summit Society, host of the upcoming BC Land Summit in Vancouver.

The REIBC was a founding member of the first BC Land Summit in 2004, and like the Land Summit itself, the Institute represents a cross-section of real estate professionals. Founded over 50 years ago to help regulate and professionalize a disparate industry, REIBC has grown both in scope and size. Our mission is to advance and recognize excellence in education, knowledge, professional development, and business practices uniting all sectors of the real estate industry. REIBC plays a unique role as the only real estate-based professional organization whose members come from every segment of the real estate community. We bring together a diverse membership of industry professionals across nine provincial chapters.

REIBC serves as a designating body for over 850 Professional members who proudly carry the RI designation. This designation serves to recognize professionals in real estate who have met a high level of educational achievement and experience. Professional members come from a variety of practice areas and can be found at the heart of public sector service and at the pinnacle of private sector endeavour. Members have specialized in a variety of practice areas and can be found working as realtors in brokerages, appraisers within consulting firms, or financiers in banks. They also work within the government as real estate administrators on behalf of all levels of government, providing assessment services for a transparent property tax regime or mineral licences to companies who keep our economy growing. REIBC members can be found wherever real estate is involved, and to give a true impression of the range, here are five random job titles from the “Find an RI” section of the REIBC website at www.reibc.org: development manager, project officer, financial analyst, asset manager, and lawyer. REIBC counts among its membership some of the best and brightest from all facets of the real estate industry.

There are five categories of membership within the Institute. The first is Professional membership, for those with the education and experience to have earned the distinction. Candidate membership is for burgeoning professionals who are working towards Professional membership. Student membership is available for those undertaking their studies towards a career in real estate. Retired membership is available for those who have served their profession but still wish to maintain their link to the industry. REIBC also offers Associate membership for those in allied industries who wish to be kept up to date with industry knowledge. REIBC has a membership category to suit the needs of all real estate practitioners, and endeavours to give members a strong network through all stages of their careers.

To serve the needs of members, REIBC offers a number of services. The first is a strong and well-recognized brand for the Professional designation, RI, that employers, clients, and

the public view as representing the highest achievement and professional integrity. We also provide professional development opportunities through luncheons, workshops, and our annual conference. The ability to network with fellow REIBC members is an important aspect of these events. Members meet clients, suppliers, partners, and firms, which makes their business stronger. A recent addition to member services is the professional liability insurance program, which members are able to access even if they don't qualify for insurance other than under professional programs. REIBC also endeavours to educate and inform members through our newsletter, research initiatives, and *Input*—our industry magazine.

REIBC is a non-partisan organization. The diversity of our membership means that our members hold a variety of opinions and perspectives on important issues, so the Institute is not able to lobby on behalf of one group over another. However, we provide the forum to have those discussions, and we are often able to source experts on those issues from within our membership. Recently, *Input* was dedicated to the issue of pipelines, and perspectives from all sides were presented to create a rounded discussion on the topic to educate, rather than influence, readers.

REIBC commits to:

- support high industry standards and professional accreditation
- promote standards of excellence in business practices
- facilitate ongoing professional education
- collaborate with industry leaders and educators
- contribute to provincial and municipal land policies and programs
- provide an objective perspective through independent research

We are proud to be a part of the 2014 BC Land Summit and look forward to seeing a number of our members there at the event.

Achieve a new standard



David Podmore, FRI(E)
Chairman and CEO
Concert Real Estate Corporation

“The FRI designation is a valuable confirmation of the professional status of real estate practitioners. The FRI raises the bar and is a true differentiator. As CEO, the FRI is my industry standard.”



The FRI (Fellow of the Real Estate Institute) designation program is provided by the Real Estate Institute of Canada (REIC). Contact REIC or the Greater Vancouver Chapter for further information.



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www.reic.ca

Real Estate Foundation of BC

Premier Event Sponsor of the 2014 BC Land Summit

For the Real Estate Foundation of BC, bringing together professional associations to forge new relationships, strengthen cross-disciplinary boundaries, and work in more unified approaches on complex issues facing communities is key. In fact, it is one of the main reasons the Foundation is the premier event sponsor of the BC Land Summit.

The Summit's aim to facilitate, promote, and build interdisciplinary learning, shared understanding, networking, and collaboration among land use professionals aligns closely with the Foundation's mission. The Real Estate Foundation is a philanthropic organization with a province-wide mandate, and its mission is to transform land use attitudes and practices through innovation, stewardship, and learning. Through grants, the Foundation provides funding to non-profit organizations working to enable positive change in BC communities. By working with innovative and progressive solutions, these organizations contribute to resilient, healthy communities and

natural environments. Since launching the grants program in 1988, the Foundation has approved more than \$64 million in grants.

In addition to providing grants for real estate and land use initiatives across British Columbia, the Real Estate Foundation plays a key role in connecting with communities and organizations to discover opportunities and share valuable information on land use issues in BC. By supporting collaborative projects that can be scaled and replicated in other communities, the Foundation helps non-profit organizations to further their own progress in building more sustainable communities.



Advancing Sustainable Land Use in British Columbia



We make grants.

The Real Estate Foundation of BC provides funding and information to enable positive change on real estate and land use issues. Our grants support non-profit organizations working to create more resilient, healthy communities and natural environments across British Columbia.

Our general grant program focuses on three priority areas: Built Environment, Freshwater Sustainability and Sustainable Food Systems.

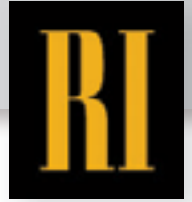
Learn more. www.refbc.com

Connect with us.



Transforming land use attitudes and practices through innovation, stewardship and learning.

Calendar of REIBC Events



FEBRUARY 20, 2014 | **BCIT MEET THE PROS – COMMERCIAL**
BCIT Council Chambers - Building SE2 6:00 pm – 8:30 pm

APRIL 2014 | **REIBC NOMINATIONS**
Nominations for REIBC's Board of Governors and Chapter Directors received.

MAY 2014 | **REIBC ELECTIONS**
Elections held (if required).

MAY 14–16, 2014 | **2014 BC LAND SUMMIT**
Mark your calendars and get up-to-date information at www.bclandsummit.com
Vancouver Sheraton Wall Centre, Vancouver, BC

JUNE 12, 2014 | **ANNUAL GENERAL MEETING**
All members are welcome to join us at the Annual General Meeting. Voting privileges are for Professional members only.
Terminal City Club, Vancouver, BC 5:00 pm

JUNE 12, 2014 | **RECOGNITION DINNER**
Who will receive the 2014 Award of Excellence? Dinner, awards ceremony, and entertainment make this a great evening filled with fun and laughter.
Terminal City Club, Vancouver, BC 6:00 pm

JUNE 25, 2014 | **21st ANNUAL CHARITY GOLF TOURNAMENT**
REIBC's annual tournament in support of the Make-A-Wish Foundation of British Columbia and Yukon.
For more information: reibc.org/golf
Northview Golf and Country Club, Surrey, BC

DECEMBER 4, 2014 | **PRESIDENT'S LUNCHEON**
Venue and speaker to be announced.
Four Seasons Hotel, Vancouver, BC

QUESTIONS?

For more information visit www.reibc.org





Wilson Hui (flickrCC/Wilson Hui)

Flooded Bow River in Calgary, Alberta, 2013.

Hot Topics, Collaborations & Connections

The 2014 BC Land Summit is a highly anticipated professional development event. As an RI who is also a Registered Professional Planner (RPP), I (and you!) have an opportunity to earn annual continuing professional development credits while learning about issues and best practices from an interdisciplinary perspective. Where else would one have a chance to rub elbows with RIs, planners, appraisers, landscape architects, and agrologists, all in the same workshop? Or learn about land value, land use, land development, and food production from keynote speakers that include an astronaut, an anthropologist, a lawyer, and a TV personality?

Four conference sub-themes flow from the conference's overall theme of Collaborations & Connections and link directly to the roles and responsibilities of the five professions represented. Organized by these four sub-themes are many possible topics of mutual interest.

WATER AND THE LAND

Possible discussion could ensue over how actual and anticipated sea level rise may or may not affect property valuation. Will highest and best use be impacted by broad climate change adaptation policy? How will values be affected by and who will pay the compensation for flooded areas or land required for diking, relocation, or other mitigation? Is the planning policy for this somewhat controversial issue impacting current land

values? Will it impact future land values—and if so, when and by how much?

The impacts of global warming are already being seen in more catastrophic storm events. The wandering jet stream from last summer had severe impacts in Canmore, High River, and Calgary. Insurance policy is changing and landowners are finding it more and more difficult to obtain coverage. Questions are being asked why some of those homes were built where they were. What kind of education is needed for politicians, policymakers, or potential purchasers to make informed decisions about the risk of global warming, severe storm events, and sea level rise upon the types of purchases made or policy proposed, amended, and adopted? And lastly, who should pay for the consequences of these sometimes-ill-informed decisions?

NATURAL AND BUILT ENVIRONMENTS

An excellent way to discuss the natural and built environment is to have discussions among those who have travelled internationally and observed firsthand how transit, public squares, and density do or do not work. Ideas brought home from travels far and wide can be similar to ideas learned and taken home from the Land Summit. An idea discussed or presented can germinate into a site-specific, neighbourhood, or community policy.

Energy planning and carbon neutral policies can be compared and can assist in sustainable community discussions. How might your draft infrastructure and asset management or greenhouse gas emission policies compare to those already adopted by others? What lessons can you build upon? Are your sustainability policies the best they can be? You can share learnings with your colleagues and local politicians, impacting issues such as green roofs and green buildings in your community.



Amanda Mitchell (flickrCC/heartcities)

Manning Park wildflower hike.



Glotman Simpson (flickrCC/Glotman Simpson)

Olympic Village in Vancouver.

Cheryl Wirsz, RI, MCIP, RPP

Land Acquisition Officer, Forest Land Acquisitions, Forest Tenures Branch, FLNR

Cheryl Wirsz is a member of REIBC and PIBC. She is a Registered Professional Planner and holds a BA (geography major) from UBC and a Master of Public Administration Degree from UVic. Cheryl works as one of three land acquisition officers in the Forest Land Acquisition Group of the Forest Tenures Branch. The officers are RIs and acquire forest service sites and forest service roads around the province on behalf of the Minister, write legislation and policy, and advise field staff on a wide range of forest land use issues. Cheryl worked as a planner in local government on southern Vancouver Island prior to joining the BC Forest Service. She lives in Cowichan Bay and commutes to Victoria on the local commuter bus. In her spare time, Cheryl can be found outside enjoying the fresh air by hiking, cycling, kayaking, walking the dog, and deer-proofing her garden.





Evan Leeson (flickrCC/ecstaticist)

Delta farmland.

Parks, trails, and open space planning is evolving with tightening public purses and P3 partnerships. Can you link this to your amenity planning? How might this impact property values in your communities? Transportation and transit planning continue to be a challenge and range across issues such as buffers and noise control along major highways, overflowing buses, and policies for commercial and residential development along SkyTrain routes.

Northern planners are faced with the impact of the liquid natural gas (LNG) expansion project. Pipelines are very controversial as some believe the economic benefits outweigh any potential risk. How are the northern communities planning for growth and the influx of temporary construction workers? Land values have already been impacted and issues such as housing affordability will no longer just be an issue for BC's southwest.

LAW AND THE LAND

Case law updates are always fascinating, along with any discussion about the role of the judiciary versus the role of the politician or policymaker in deciding upon matters that impact our day-to-day work. Land use decisions, First Nations consultation and accommodation requirements, and expropriation and legislation updates all impact the policy we write, the decisions we make or recommend, and the value of the land (or adjacent land) in question.

As treaties and interim treaty agreements are finalized by the Province, discussion on post-treaty relationships must occur. Rights and title assertions continue and best practices in this regard can be shared and built upon in order for coexistence and co-governance to flourish.

E-participation is evolving rapidly and is a challenge to keep up with from the perspective of policy and legislation. Council members are attending meetings virtually via tools such as Live Meeting or Skype. Public expectations are high and the creation and maintenance of websites, chat rooms, and other e-tools can be expensive and time consuming. Ideas in this regard can be collected and best practices shared and built upon.

A big unknown at this time is how proposed provincial liquor legislation may impact local communities. How might this complement or conflict with existing Official Community Plan and Zoning bylaws? How might your workload be impacted by such changes and how do you best advise your Council or Board on the costs and benefits to balance economic development with community safety?

FOOD AND AGRICULTURE

The Agricultural Land Reserve has been in place for over 30 years and is either revered or despised, depending upon your perspective. Should that land be protected in perpetuity for agricultural purposes (and what exactly are agriculture, eco-

agriculture, and agritourism?) or should it be given a different use, such as commercial strip mall, single-family dwelling, or industrial? How does policy balance the greater public good of food production and security with economic development? How do the actions of each of the disciplines in attendance at the Land Summit affect such decisions?

Another hot topic with diverse opinions is urban agriculture. Are you a fan of backyard chickens or community gardens? Do these types of uses and the policies associated with food security in your community have an impact upon land value—either negative or positive?

CONCLUSION

The Land Summit is an opportunity for colleagues in sometimes disparate but more often similar professions—who may even share the same employer—to network, bond, reconnect, and subsequently bring these new and improved connections and shared learning back to the workplace. There will be lively discussions and debate on the different points of view and the different problem-solving methods. The ability for us to communicate and collaborate on a wide range of land value,

The ability for us to communicate and collaborate on a wide range of land value, development, and design issues...will help us in our individual professional approaches whether we work locally, regionally, provincially, nationally, or globally.

development, and design issues (including some of those mentioned above) will help us in our individual professional approaches whether we work locally, regionally, provincially, nationally, or globally. This chance to take a step back and consider an issue from the economic, technical, biological, or aesthetic lens of another profession will remind us in the future to continually attempt to do this in our day-to-day work.



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Looking at Land-based Issues in Communities

Kwantlen Students Dig In

Students in Kwantlen Polytechnic University's PR Writing Fundamentals class were searching for a real-world assignment. Thinking ahead to the types of conversations that would happen at the upcoming Land Summit, we suggested they write about local land use issues. We're so glad they did.

Each of the following three studies cut across the upcoming Land Summit's sub-themes relating to law, the built environment, and water, pulling in additional topics such as heritage, neighbourhood change, economic development, social planning, resource management, and sensitive ecological habitats. Truly, land-based issues are rarely simple or singular, and often require collaboration among various groups to resolve them.

Such issues and their resolution tend to be both broadly applicable and place-specific. What all land issues share in common, perhaps, is that they deeply affect the communities in which they happen.

CONTRIBUTORS



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Heritage, Development, and Change in Fort Langley

by Daniel Kozlowski

At the corner of Glover Road and Mavis Road in Fort Langley, the excavation site for the 44,000-square-foot Coulter Berry building lies dormant. The proposed building includes office, retail, and residential units within its three-storey structure. The penthouse houses a two-level restaurant. However, the proposed Coulter Berry building's height exceeds the height limit present in Fort Langley, which only allows for two storeys.

Fort Langley Heritage Design Guidelines recommend that buildings not exceed two storeys, but in November of 2012 the Township council issued a Heritage Alteration Permit to allow the project.¹

In August of 2013, a group opposing the Coulter Berry project contacted the Township of Langley. It asserted that the project would undermine the heritage policies² for land located in the Heritage Conservation Area, and that this would damage the cultural and historical heritage of Fort Langley as well as infringe on the law of the land currently in place. To settle this matter, court action was taken. The Supreme Court in Chilliwack ruled the Heritage Alteration Permit the Township of Langley granted last November invalid, bringing the project to a screeching halt. Justice Groves commented that a written explanation would follow in about four months, detailing the invalid nature of the initial permit. Developers of Coulter Berry have expressed their confusion,³ as the same process has been used for decades, including for the nearby Reid Block building now under construction.



Lauralene Saxton (Wikimedia Commons)
Heritage storefronts in Fort Langley.



maps.google.ca
Site 10A, west of BC Place, Vancouver.

Prior to the excavation permit's manifestation, a community open house and a two-day public hearing were held, with input coming from members of the public, Township staff, and legal counsel. Residents who opposed the development submitted a petition with approximately 900 signatures. Ultimately, the Township council voted to permit a third storey on a strip zoned for two, and to allow it to cover 67% rather than 60% of the lot.

Many who support the Coulter Berry project laud its aim to bring more shops and services to the local community. They also claim that this building supports independently owned businesses.⁴

A concern raised by those in opposition is that allowing one builder to exceed the restrictions will push future developers to expect the same, resulting in the destruction of Fort Langley's unique character.

At the moment, the Township is unable to issue a building permit and residents many be staring at a hole in the ground for months as the parties battle in court.

Social Costs Versus Economic Benefits in Vancouver's Core

by Chantel Odoom

A new proposal for a world-class, \$535-million urban resort in Vancouver was unveiled to the public on September 24, 2013. If approved by Vancouver's city council, this new addition to the city's ever-expanding skyline will be completed as early as the fall of 2016.

The urban resort would bring a sports-entertainment district to an area that is now mainly occupied by luxury condominium properties, propelling the creation of a new neighbourhood called False Creek Central. The proposed structure would completely surround BC Place's western concourse on site 10A. Modelled after Los Angeles' LA Live complex that surrounds Staples Centre (the home of the Los Angeles Lakers), the development is being marketed as Western Canada's first urban resort. The new structure would house luxury hotels with over 550 rooms, a spa, 40,000 square feet of conference facilities, destination dining experiences, contemporary lounges, retail space, and a relocated Edgewater Casino.¹

In addition to physically transforming the neighbourhood, the urban resort is projected to have a major impact on the Vancouver economy. The new entertainment complex would create 4,400 construction jobs and over 2,070 full-time permanent jobs. However, revenue generation is not limited to the resort itself, as an estimated \$87 million in annual downtown visitor spending outside the resort is expected to arise. In total, the presence of the proposed urban resort would bring in an estimated \$183.5 million for Vancouver's economy.²

Heritage, Development, and Change >>

¹ Dan Ferguson, "Court fight over Coulter Berry building," *Langley Times*, August 7, 2013, <http://www.langleytimes.com/news/218738891.html> (accessed January 7, 2014).

² *Ibid.*

³ *Coulter Berry Building*, "The Lawsuit to Halt Coulter Berry's Construction," <http://www.coulterberry.com/facts/lawsuit> (accessed December 2013).

⁴ *Coulter Berry Building*, Home Page, <http://www.coulterberry.com/facts/lawsuit> (accessed December 2013).

The new proposal has not come without resistance—not for the resort itself, but for its featured casino. In 2010, Paragon Gaming Corporation proposed an expansion of Edgewater Casino, currently located at the Plaza of Nations. That proposal revealed plans to build a “destination casino” on site 10A, the area surrounding BC Place. A grassroots organization, Vancouver Not Vegas, emerged as the proposal’s main opponents and raised concerns about the negative effects that casinos are known to have on urban communities. The group was particularly concerned about the massive casino’s close proximity to the Downtown Eastside, and its promotion of gambling to youth and children due to its highly visible location. The group, composed of a coalition of False Creek residents, health officials, social agencies, and retired senior police officers, campaigned vigilantly against the proposal, and became largely responsible for the city council’s 11-0 vote in 2011 to reject the expansion.

Although the new resort proposal for a casino is just a relocation of Edgewater Casino’s existing 600 slot machines and 75 gaming tables, Vancouver Not Vegas is adamant that the casino be eliminated altogether. The new resort would increase casino space to the size of two NFL football fields, and the group maintains that if Edgewater cannot expand its slot machines and gaming tables, revenues to both the city and province will fall as Edgewater’s expenses will rise precipitously.³

The urban resort proposal was approved by Vancouver’s Development Permit Board during a public hearing on December 16, 2013. The proposal still has one more round of approvals scheduled for early 2014 when the City’s director of planning and city council will conduct final reviews of the project.⁴

Social Costs Versus Economic Benefits >>

- 1 Site 10A Vancouver, “New World-Class \$535 Million Vancouver Urban Resort” (video), YouTube.com, September 23, 2013, <http://www.youtube.com/watch?v=AgziHlunFLg>
- 2 Ibid.
- 3 Vancouver Not Vegas, “VNV Responds to Renewed Plans for Massive Downtown Vancouver Casino,” September 24, 2013, <http://vancouvernotvegas.ca/2013/09/vnv-statement-on-renewed-plans-for-paragon-gaming-massive-downtown-vancouver-casino/> (accessed January 7, 2014).
- 4 CBC News, “Vancouver Paragon Casino Plan Approved with Conditions,” CBC News British Columbia, December 18, 2013, <http://www.cbc.ca/news/canada/british-columbia/vancouver-paragon-casino-plan-approved-with-conditions-1.2466102>

Tsunami Debris and the West Coast >>

- 1 Doug Ward, “Coastal B.C. frets over Japanese tsunami debris cleanup,” Vancouver Sun, May 11, 2012, <http://www.vancouversun.com/news/Coastal+frets+over+Japanese+tsunami+debris+cleanup/6607725/story.html>
- 2 Ibid.
- 3 Andrea Woo, “Japanese officials sifting through tsunami debris on B.C. coastline,” The Globe and Mail, September 27, 2013, <http://www.theglobeandmail.com/news/british-columbia/japanese-officials-sifting-through-tsunami-debris-on-bc-coastline/article14561217/>
- 4 Ministry of Environment, “Tsunami Debris on B.C.’s Coast Frequently Asked Questions,” Province of BC, <http://www.env.gov.bc.ca/epd/tsunami-debris/pdf/tsunami-debris-faq.pdf> (accessed January 7, 2014).
- 5 Ibid.
- 6 CBC News, “Invasive mussels land on B.C. coast with Japan tsunami boat,” CBC News British Columbia, October 7, 2013, <http://www.cbc.ca/news/canada/british-columbia/invasive-mussels-land-on-b-c-coast-with-japan-tsunami-boat-1.1929077>
- 7 Ibid.



Tsunami Debris and the West Coast

by Ryan Moriarty

In 2011, a massive earthquake off the coast of Japan triggered a tsunami that claimed 16,000 lives and caused incalculable structural damage. Its legacy lives on, as the northwest coastal regions of North America are now dealing with the looming “spectre”¹ of that tragedy’s fallout—the enormous amount of debris that is slowly but surely making its way towards our coast.

While plastics and other buoyant objects have been coming in steadily, the greater concern is in the future: it is expected that larger objects and debris, such as lumber or even vehicles, will begin washing ashore in even greater numbers. Each day, more lumber, building materials, and fishing gear have been drifting onto our shores. While there are no shortages of volunteers or institutions to help clean up the mess, the logistics of dealing with such large quantities of waste is at the heart of the problem.

Haida Gwaii is an area of particular interest due to the ocean being such a critical part of the Haida lifestyle and the remote nature of the islands. The lack of a significant recycling centre on the island and the potentially massive influx of waste have many on the island very worried. Moving the debris is the primary concern, as several reports describe the area’s capacity to deal with the garbage as being quite limited.² The question of exactly how much it is capable of handling is paramount to figuring out how much will need to be shipped across to the mainland.



Karen Neoh (flickrCC/karen_neoh)
Hadai Gwaii coastline.

As of March 2013, Japan has pledged \$1 million to the BC government.³ However, the cost is not the only issue at hand. The simple question of where the trash will go remains largely unanswered. Representatives of the government seem to suggest that it will aim to recycle most of the recovered debris, although they admit that it will take some time before a realistic plan is in place.⁴

To further complicate matters, the introduction of invasive species into the complex habitats of BC has also been cited as a potential problem.^{5,6} There are some concerns that radiation and invasive sea life might be an even greater threat than dealing with debris. A few hundred exotic species of sea life have made their way over on boats and other large pieces of debris. Fortunately, most experts seem to believe that there is a relatively low chance of danger to the delicate ecosystems of coastal BC.⁷

PRLN 1120 – PR Writing Fundamentals is a course in the Public Relations Diploma Program at KPU (Kwantlen Polytechnic University), that helps students develop proficiency in public relations writing skills. Students study the role of research, objectives, audiences, and channels as they gain practical experience writing for corporate publications. We thank the Real Estate Institute of BC, Executive Director Brenda Southam, and Editor Shana Johnstone for giving our students this unique opportunity to submit work for consideration by Input.

–Andrew Frank, Instructor,
Public Relations Diploma Program, KPU

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CHAPTER REPORT: NANAIMO



Tourism Nanaimo

Just a hop, skip, and a jump...or a ferry or quick seaplane ride away from the mainland you will find the Nanaimo Chapter of REIBC.

The mid-Vancouver Island region includes both small rural villages and more urban centres. Our region has amazing destinations: vibrant cultural attractions, award-winning wineries, extensive recreation options (such as scuba diving around the HMCS *Saskatchewan*, canoeing or kayaking on one of the many lakes, exploring the Horne Lake Caves), and plenty of opportunities for business growth make this a desirable place to live. It has been said that the spectacular ocean and mountain views that most properties enjoy in this area offer incredible value for money and are a good real estate investment.

The appraisers, assessors, brokers, land consultants, and realtors in the Nanaimo Chapter are dedicated individuals working hard to build and improve their communities. It is reassuring to know that I can rely on a network of professional members that have

a deep understanding of the local real estate industry. I have come to trust their advice and opinions. I find our members work collaboratively and are committed to building their professional networks and relationships.

This spring our chapter held a combined event with the Appraisal Institute of Canada. This was a great opportunity for networking, meeting new members, and reconnecting with old acquaintances. Members enjoyed a relaxed setting while they listened to a presentation by Dave Kirk on "Mid-Vancouver Island Investment Real Estate: The Why and the Who." It was very informative, filled with local statistics and anecdotes on the boom in commercial real estate in the mid-island.

Nanaimo Chapter plans to hold more fun events in 2014. I would love to hear your ideas for events and opportunities for member involvement. It would be great to see greater attendance at events and I encourage you to come out, not just for your local chapter event but for other REIBC events too!

Nancy Skeels, RI

Chapter Chair, Nanaimo Chapter



Nancy Skeels has been working at the City of Nanaimo as the City's Real Estate Technician for the past six years, and holds a Diploma in Urban Land Economics from UBC's Sauder School of Business. She joined REIBC as a Student member in September 2010 and was appointed as the Nanaimo Chapter Chair in October 2011. Nancy is also on the REIBC Member Services Committee and she looks forward to contributing further to the future of the Real Estate Institute of BC.

CAREER NOTES: APPRAISAL

Unbiased and dependable valuations are critical to the decision-making process of individuals, businesses, and governments when conducting property transactions. Appraisers play a direct role in the real estate sector.

Exploring new horizons in real estate appraisal (or valuation) is a choice you will not regret. There are many areas of diversification related to appraisal and it is a career filled with change as real estate markets are never static. Markets and market sectors are affected constantly by supply and demand, as well as global, regional, and local market changes that place pressure on real estate—which makes a career in appraisal a challenge for anyone.

WHAT DOES AN APPRAISER DO?

The appraisal process usually begins with pre-investigation of the assignment before visiting the property, followed by the actual on-site visit used to gather inventory and rate the class, quality, and condition of the improvements as well as take notes on the surrounding neighbourhood and properties in the immediate area.

Visits are made to city hall or other government bodies to confirm regulatory restrictions on the property and changes to the zoning that are present or coming, and to gather information on what the City has planned for the subject locale and immediate area, now and into the future. The appraiser organizes all of the information and then proceeds to the sales analysis and the investigative search for comparables. This is done with data collection companies, MLS at the local real estate boards, private sales and databases within one's own office, BC Assessment inquiries, and phone calls to local developers and realtors familiar with properties similar to the subject property.

An appraiser is a detective and the eyes in the field for our clients. This means tracking down additional facts about sales or lease transactions after they occur. The appraiser digs deeper as a transactional investigator to find out more intimate details that may not be apparent in a reported sale or lease. For instance, the appraiser may find out that the lease amount included free rental periods and fixturing periods along with tenant improvements allowances, which were not apparent until discussions took place with the new tenants, the brokerage, financial institution, or the lessor. Often the face value of the transaction is reported but the true value is not apparent until the appraiser asks questions—in many cases obvious ones.

WHAT MAKES A GOOD APPRAISER?

I am asked this question all the time and respond by saying that if you find real estate and its markets interesting and enjoy continual change in trends, then you will enjoy the field of real estate appraisal. Other skills or interests include critical thinking, data analysis, clear communication, and networking. Being able to read and understand blueprints and building plans is a bonus.

A person who enjoys flexible office hours within the working day would enjoy appraisal work. After the learning curve is achieved, today's appraiser often works remotely from home and visits the office for administration purposes once or twice per week.

Appraisal is a career that is exciting, personally and professionally rewarding, pays well, and gives the flexibility of working on one's own or as part of a wide diversity of organizations involved in real estate—banks, insurance companies, governments, consulting and valuation firms, and more. For more information, visit www.aicanada.ca

Daniel Jones, RI, AACI, P. App, CRP, FRI, CMR, ABR
President, Campbell & Pound Appraisers & Advisors

Daniel Jones is President of Campbell & Pound Appraisers & Advisors, which is celebrating its seventy-fifth year in business.

Daniel was a 15-year REIBC Director of the Vancouver Chapter and a former Chapter Chair. He sat on the Board of Governors from 2003 to 2006 and has been an active member of the Institute since 1978. Daniel has been a licenced Realtor in BC and member in good standing with the Real Estate Board of Greater Vancouver for 25 years.

Dan has been happily married for 37 years, has two adult children, and enjoys the outdoors.



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Campbell & Pound | Richmond

www.campbell-pound.com | 604.270.8885

Citadel Building Consultants | Coquitlam

www.csawest.com | 604.523.1366

Cunningham & Rivard Appraisals | Campbell River

www.cunninghamrivard.net | 250.287.9595

Grover, Elliott & Co | Vancouver

www.groverelliott.com | 604.687.5443

Ingleside Development Consulting Ltd. | Kelowna

www.inglesidedevelopment.ca | 250.764.7722

JRS Engineering | Burnaby

www.jrsengineering.com | 604.320.1999

Kent-McPherson Appraisals | Kelowna

www.kent-macpherson.com | 250.763.2236

Maintenance Operations Programs | Cloverdale

www.mopinfo.ca | 604.574.6435

NLD Consulting – Reserve Fund Advisors | Burnaby

www.reserveadvisors.ca | 604.438.1628

Penny & Keenleyside Appraisals | New Westminster

www.pkappraisals.com | 604.525.3441

Vision Property Advisors | Trail

www.visionpropertyadvisors.com | 1.877.659.3224

REIC – Real Estate Institute of Canada

Find out more about the CRP at www.reic.ca



Real Estate Institute of Canada
Institut canadien de l'immeuble



PRESIDENT'S LUNCHEON



On December 5, 2013, REIBC held its annual President's Luncheon. Among our 166 guests, we were pleased to welcome the mayor of Maple Ridge, Ernie Daykin, as well as Honorary Member Dr. Stanley Hamilton and three Award of Excellence winners, John D'Eathe, Cal Ross, and Dougal Shewan. Also in attendance were 10 REIBC Past Presidents and many other distinguished guests. This year the event was held at the Four Seasons Hotel in Vancouver. President Mandy Hansen greeted the guests as they arrived and President-Elect Jason Grant emceed the event.

Our guest speaker this year was Rudy Nielsen, President and CEO of NIHO Land & Cattle Company and Landcor Data Corporation. He spoke on how with his "family, health, knowledge, guts, and his RI" he overcame the market crash of 1982 and \$1.8 million dollars of debt to have built his successful companies. As an RI he began appraising houses for just \$25.00, doing four houses per day until a big break came along: he was offered the opportunity to fly by helicopter to Wineberg Estate, where he appraised and sold 220 properties in only 90 days. Rudy then appraised, marketed, and sold the town of Kitsault in just 90 days. He went on to make 700 deals in 10 years, and appraised golf courses, subdivisions, and ghost towns. Rudy then created his own company, NIHO Land & Cattle Company, and in 1988 began Landcor Data Corporation. He described how Landcor has grown and will continue to grow into the future, emphasizing, "I was at the right place, at the right time, but it wouldn't have mattered if I didn't have my RI."

REIBC made a donation to the Make-A-Wish Foundation of BC and Yukon on Rudy Nielsen's behalf.

We gave away two doors prizes. The first was a one-night stay at the beautiful Four Seasons Hotel, won by Marshall Cowe, Chair of the Real Estate Council of British Columbia. The second prize was a pair of tickets to a Vancouver Canucks

hockey game against the Colorado Avalanche, won by Andrew Young, President of the Planning Institute of British Columbia.

REIBC thanks the event sponsors: the Real Estate Foundation, for their generous support; the Society of Notaries Public of BC, for the speaker sponsorship; Pacific Dawn Asset & Property Management, for the table brochure sponsorship; and the table sponsors, BC Assessment, Ernst & Young, Landcor Data Corporation, and the Sauder School of Business. Gateway Property Management, Omicron, and Sutton Seafair Realty also sponsored the event. An event of this magnitude would not have been possible without these sponsors. Thank you!



Top: President Mandy Hansen with guest speaker Rudy Nielsen.
Bottom: A distinguished group of REIBC's Past Presidents join President Mandy Hansen at the 2013 President's Luncheon.

Q: *Could you describe the Torrens system of registration of title and how it has affected the determination of land ownership in BC?*

A: In anticipation of the upcoming 2014 BC Land Summit, it's a great time to discuss the impact on land ownership that the Torrens system has made in British Columbia.

Going back to ancient times, people have always recognized the significance of land and most people today are aware of the Latin maxim, *Cuius est solum, eius est usque ad coelum et ad inferos*, which means, *He who owns the land owns everything reaching up to the very heavens and down to the depths of the earth*. That maxim now bears almost no relationship to how the current law is interpreted, save as a reflection of the base principle of the importance of ownership and property rights. The idea of property rights is fundamental to how nations have developed and how people govern themselves every day.

Given the significance of land to society, developing a system to prove ownership of land was particularly important to ensure a clear understanding as to each person's rights and obligations with regard to a particular piece of property.

Historically, title to land was governed by the common law, and ownership of land was proven by producing all relevant deeds and other documents affecting the land back to the initial grant by the Crown. It was only by establishing this chain of title that a purchaser could have any confidence that the title was valid. As could be expected, this system was inconvenient and expensive as a large number of documents had to be kept and produced for review. Under the common law system, mistake or fraud could easily arise and documents could be lost or destroyed, thereby affecting the security of the title.

In an attempt to address some of the problems inherent in the common law system, a deeds registration system was introduced so that deeds had to be registered in a central office. However, as this was only a record-keeping system, the registration had no effect on the validity of a deed. If a deed was void, registration would not change the fact that title to the land was not valid.

The problem with the deed system was that under common law, a person whose title was transferred by a void deed could

John A. McLachlan, BA, LLB, RI
Lex Pacifica Law Corporation



John McLachlan is a lawyer at Lex Pacifica Law Corporation in Vancouver, British Columbia. His practice is focused on civil litigation with an emphasis on real property matters. John has appeared as counsel before the British Columbia Court of Appeal, the Supreme Court of British Columbia, the Provincial Court of British Columbia, the Federal Court, and various Administrative Tribunals, including the Employment Standards Tribunal, the Property Assessment Appeal Board, the BC Human Rights Tribunal, and the Workers' Compensation Appeal Board.

John represents and advises clients in a variety of areas, including labour and employment, real property assessment, real estate litigation, construction litigation, and commercial disputes.



Peter Andringa (flickrCC/peterandringa)

recover title to the property upon proving that he or she was the rightful owner regardless of how many times the land had subsequently changed hands. As a result, the current owner of the land would lose the land and would have to seek to recover from the person from whom he had purchased the land and so on back to the person who had perpetrated the fraud. This system created a lot of uncertainty in land holding as an innocent purchaser would always be faced with the risk of later losing title to the rightful owner of the land.

In light of these issues, a new system was implemented under which actual title to the land was acknowledged by registration. This Torrens system of registering land titles was introduced in South Australia in 1958 through the efforts of Sir Robert Richard Torrens. Sir Torrens was a customs officer who believed that the system of registration that had been successfully applied to the ownership of ships could likewise be applied to the ownership of interests in land. In 1861, Vancouver Island became the second jurisdiction to adopt the system. British Columbia and Vancouver Island were united in 1866 and the colony maintained two separate land title systems until the Torrens system was adopted throughout British Columbia in 1870.

The main feature of the Torrens system is the register of titles. The register of titles sets out the names of the interest holders of each individual parcel of land within the jurisdiction along with the nature of their interest and a full legal description of the parcel. The principal objectives of the Torrens system are to provide security in the holding of interests in real property and to remove the need for looking back through old title documents. These objectives are achieved by guaranteeing the registered title of a bona fide purchaser for valuable consideration. The title of such a purchaser cannot be attacked by others who claim to hold a competing interest.

This guarantee of indefeasibility is one of the key features of the Torrens system.

The fundamental change introduced by the Torrens system was that the legal ownership of land could no longer be changed by private agreements between buyers and sellers, but only by the act of registration in the public register. Being registered as the owner cures any defect that would otherwise exist in the title, and all that one has to do as a buyer under the Torrens system is first to check that the person selling the land is the person named in the public register as the owner, and then to become registered after the sale.

The second feature of the Torrens system is with regard to the abolishment of notice. At common law, people were presumed to know about all interests concerning the land they were dealing with if the interest could be discovered by reasonable inspection and inquiry. This is true even if the interests were not recorded or the vendor did not know about them. As a result, a purchaser took title subject to those other interests even though they may have not been disclosed by the vendor. In order to effect the certainty of title under the Torrens system, the doctrine of notice had to be abolished. This is accomplished by the current section 29 of the *Land Title Act*. Under section 29, a purchaser dealing with the registered owner only needs to be concerned with those interests contained on the register, subject to some exceptions.

The third feature of the Torrens system in British Columbia is the establishment of an assurance fund. The assurance fund is intended to compensate parties who, as a result of the principle of indefeasibility, have lost an interest in land. To qualify for compensation a claimant must prove the following:

The principal objectives of the Torrens system are to provide security in the holding of interests in real property and to remove the need for looking back through old title documents. These objectives are achieved by guaranteeing the registered title of a bona fide purchaser for valuable consideration.

1. That the claimant has lost an estate or interest in land as a result of the registration of a person other than the claimant as the owner;
2. That if the *Land Title Act* had not been passed the claimant would have recovered the interest at common law by a court action; and
3. That the claimant cannot recover that interest or estate by a court action.

Upon satisfaction of the above three conditions, the claimant is entitled to recover compensation from the assurance fund subject to the caveat that the fund will not be liable to compensate for loss, damage, or deprivation where such loss was caused or contributed by the act, neglect, or default of the claimant. The fund provides some level of security for landowners who through no fault of their own are victims of a fraudulent transfer and are unable to recover against the fraudster.

The British Columbia Torrens system provides an up-to-date official record of who owns the land along with any other charges or interests that relate to the land title. It provides the public easy access to all vital land titles information related to buying, selling, and holding property, and is the foundation for British Columbia's property market. As a result of the Torrens system, registered title is assured, real estate financing can be secured through the registration of mortgages, and other interests in the land and charges against title can be readily identified in the public record. The system eliminates the need for historical searches to prove validity of title and provides a reliable, simple, and cost-effective method to determine land ownership in British Columbia.



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UBC Real Estate Division is pleased to announce the new **Reserve Fund Planning Program (RFPP)**, a national program designed to provide real estate practitioners with the necessary expertise required to complete a diversity of **reserve fund studies** and **depreciation reports**.

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VALUING DIVERSITY CONFERENCE

Valuing Diversity was the first conference held jointly by the Real Estate Institute of BC and the Appraisal Institute of Canada – BC, held September 27–28, 2013, at the River Rock Resort and Conference Centre in Richmond, BC. Having a joint conference allowed us an opportunity to network with like-minded real estate professionals, sharing information and ideas with colleagues in an informal fashion. Three outstanding keynote speakers, 16 great session speakers, and approximately 180 delegates participated in the successful event.

Another first for both organizations was our attempt to embrace technology and a green(er) event policy. To eliminate some of the printed material, which is costly and often ends up being recycled, we offered a conference app (application program) that allowed us to provide speaker and session information—including pictures, hotel room location, and the conference schedule—to all delegates on mobile devices.

Cameron Muir opened the conference with an engaging presentation on the housing market in BC, discussing past and present, and also providing a glimpse of what the future might hold.

Delegates enjoyed a great variety of speakers covering a diverse range of topics, and the program sessions supported the diversity of our members' specialties, the diverse market we work in, and the values we put on it. Topics included everything from embracing technology with Google Earth to highest and best use analysis, RFPs, and foreshore remediation. Sessions provided information on strata expenses and depreciation reports and presentations on recent research for social purpose housing and litigation disclosure. There was even a session on

invasive plant species threatening some areas in the Lower Mainland. Given our members' distinctive specialties, it is a challenge to put together an education stream that applies to everyone.

Floyd the Nerd dropped in at dinner on Friday night and had us all laughing with his high energy. I wonder if he has got that job yet, or if his aunt and uncle have bought the new house. Thanks to Mandy, Gina, and Dan for being good sports and taking it in stride! Presidency comes with myriad duties.

According to our evaluation forms, Avtar Bains, our breakfast speaker, received the highest accolades. Always enlightening, Avtar kept our attention with a snapshot of his fascinating world in real estate investments from both sides of the table—as broker and investor—and from both sides of the border.

Vaughn Palmer closed the conference with his take on the provincial election held earlier this year. He entertained us with an insider's view of happenings in Victoria; with all of his years covering the political arena in our province, he was able to share some highly enjoyable tales of past antics.

Thank you to many of our speakers who in lieu of their speaker fee allowed us to make a donation on their behalf to Make-A-Wish Foundation or Habitat for Humanity BC. As a result, we have made a contribution of \$1,000 to each worthy charity.

We had some fresh young faces and eager minds from BCIT Real Estate Club assisting us with the AV in each of the session rooms. They were "blown away" with the experience and the exposure to the speakers and members of the organizations.

Congratulations to the lucky door prize winners! And thank you to our many event sponsors—without your generous support it would not have been possible to put on the event. Our thanks to all who attended.

Janice P. O'Brien, CAE

Executive Director, Appraisal Institute of Canada – BC

Janice O'Brien joined AIC-BC as the Executive Director in January 1995 and attained her CAE designation from the Society of Association Executives in 1998. Prior to working for AIC-BC she worked for Woodward's for 17 years—at Vancouver Downtown, Guildford, Oakridge, Lansdowne, and Metrotown stores.

Janice was born and raised in Vancouver, BC, and currently lives in Delta. She enjoys a good book, playing cards, rest and relaxation at the cottage at Horne Lake on Vancouver Island, gardening, and travel. Her travel bucket list includes Australia and Ireland.





The Notary in British Columbia

The Notary tradition goes back to the dawn of recorded history. Throughout centuries of upheaval, the Notary's reputation for trustworthiness meant the documents they created retained a stable reliability.



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Today, the position of Notary as a legal professional is sanctioned and safeguarded by law. BC Notaries are unique in North America, providing a large number of noncontentious legal services to the public.

- The average age of a BC Notary: 43
- 55 percent are women.
- BC's Notaries reflect many ethnic backgrounds and languages.

PERSONAL PLANNING WITH CONFIDENCE

One of the most important and caring things we can do for ourselves and our loved ones is prepare in advance for a time when we may not be able to express our own needs and wishes.

Expressing and legally documenting preferences and instructions can protect us and our family members from financial abuse or exploitation.

Designating health-care decision-makers can create peace of mind, minimize dissension and anguish among friends and family, and ensure compliance on critical decisions.

Advance planning can be a very comforting and satisfying process, especially when it's managed by an experienced and trusted legal professional. BC Notaries understand the sensitivities and complexities of planning decisions and will ensure that your intentions are clearly stated and properly documented so you can rest assured about the future.

Clear, legally documented instructions can also save costly and time-consuming legal intervention in the future.

Your BC Notary can advise you on these important advance-planning tools.

A POWER OF ATTORNEY

A Power of Attorney allows a capable adult to appoint a person or persons to handle his or her **financial and legal matters**, if the adult is unable to do so or needs assistance. Because of the financial authority conveyed with this document, it is critical that the adult fully understands what powers are being granted and that the adult has complete trust in the person being appointed.

A WILL

This critical tool outlines a person's wishes for the distribution of assets, guardianship of minor children and dependents, and the designation of an Executor to take care of administering the estate.

Note: A recent survey found that only 51% of BC adults have a Will in place. Without a Will, the Court will determine who the Executor will be and the law will decide who is entitled to the estate.

A DEED OF GIFT

When an adult wishes to give a significant gift to another person during the adult's lifetime, a Deed of Gift will document the intent. When prepared and notarized by a Notary, the Deed of Gift proves the donor's intention to give the gift. That proof can be required to counter arguments of "undue influence" after the donor's death. A Deed of Gift also can be useful in circumstances where a person near death wishes to transfer his or her assets or home into joint tenancy.

AN ADVANCE DIRECTIVE

An Advance Directive documents instructions to doctors, nurses, and other health-care providers for an individual's future health care. It ensures the individual's wishes will be carried out by health-care providers, if the person is unable to express them in the future.

A REPRESENTATION AGREEMENT

A Representation Agreement appoints a designated representative or multiple

representatives to make decisions regarding an adult's health and personal care, in the event the adult is unable to communicate his or her wishes. Depending on how the Representation Agreement is prepared, the authority of a designated representative may include the following.

- Routine finances
- Decisions regarding health care, personal care, and limited legal affairs
- Refusal or consent to life-support treatment and care
- Consent to less common medical procedures and treatment
- Consent to treatment the adult approved while capable but, since losing capacity, has refused to consent
- Decisions about living arrangements for the adult, including choosing a care facility

A BC Notary can help determine the appropriate scope of responsibilities for your specific representative(s).

MORTGAGE REFINANCING

Notaries have extensive experience in helping BC homeowners with all real estate-related transactions, including Mortgage Refinancing. We understand and help protect your needs to ensure smooth home-mortgage refinancing.

Using your home as security, you can arrange to borrow funds to help pay for your children's education, purchase a second property for investment or recreation, take that long-delayed dream vacation, or simply ease your retirement.

Your BC Notary can help you understand and navigate the complete refinancing process.

How a BC Notary Can Help You

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- Affidavits for All Documents required at a Public Registry within BC
- Certified True Copies of Documents
- Execution/Authentications of International Documents
- Notarizations/Attestations of Signatures
- Personal Property Security Agreements
- Statutory Declarations

PERSONAL PLANNING

- Estate Planning
- Health Care Declarations
- Powers of Attorney
- Representation Agreements
- Wills Preparation
- Wills Searches

TRAVEL

- Authorization of Minor Child Travel
- Letters of Invitation for Foreign Travel
- Passport Application Documentation
- Proof of Identity for Travel Purposes

BUSINESS

- Business Purchase/Sale
- Commercial Leases and Assignment of Leases
- Contracts and Agreements

PROPERTY MATTERS

- Easements and Rights of Way
- Insurance Loss Declarations
- Manufactured Home Transfers
- Mortgage Refinancing Documentation
- Purchaser's Side of Foreclosures
- Residential and Commercial Real Estate Transfers
- Restrictive Covenants and Builder's Liens
- Subdivisions and Statutory Building Schemes
- Zoning Applications

MARINE

- Marine Bills of Sale and Mortgages
- Marine Protestations

Some BC Notaries provide these services.

- Marriage Licences
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- Real Estate Disclosure Statements

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or www.notaries.bc.ca "Find a Notary."





Scott Veitch, RI

Century 21 Veitch Realty
– Creston

Scott has been involved in organized real estate for over 15 years. He is Past President of the Kootenay Real Estate Board and BC Real Estate Association, and Past Secretary/Treasurer of REIBC. He is currently a Director of the BC Real Estate Errors and Omissions Insurance Corporation.

Along with all of his activities in organized real estate, Scott participates in many organizations in his community. He is a councilor for the Town of Creston and is President of the Rotary Club. He also sits on a number of other boards in an advisory capacity or as Vice-President. Scott and his wife, Shannon, are both involved in junior hockey. Scott is President of the Creston

Valley Thunder Cats Junior B hockey team, and Shannon is Billet Director. They currently have three junior hockey players living with them.

Scott gives back, he says, "Because I can." When REIBC asked Scott why he participates in these activities, his reasons were numerous and varied: fulfill civic responsibility, strengthen the community, be a mentor, pass on knowledge or advice, and do what's best for his kids and family. He also notes that each thing that he gets involved in is different than the last and therefore the rationale for doing it changes. Scott says, "More often than not it is a positive experience and it always adds to one's expertise. It hopefully makes a difference or improvement to someone or some group."

Do you know some RI members who should be recognized for the good work they do giving back to the community? Please tell us about them!

Contact us: info@reibc.org

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PROFESSIONAL



Justin Caul
BC Assessment



Scarlett Chen
Port of Metro Vancouver



Rajan Dhanowa
Johnston Ross & Cheng



Patricia Eng
Ministry of Transportation
and Infrastructure
(formerly Student)



Keenan Hopson
BC Assessment



Justin Howard
BC Assessment



Ross Jolly
BC Assessment



Liam Jones
Marl Holdings Ltd.



Tracy Lakevold
Resolve Real Property
Expertise Inc.



**Keith
MacLean-Talbot**
BC Assessment



Mark O'Donnell
BC Assessment



David Ormerod
Sylvametrics Consulting



Patricia Rantucci
BC Assessment



**Beauregard
Rossel**
BC Assessment



Jessica Taylor
Ministry of Transportation
and Infrastructure

CANDIDATE ASSOCIATE STUDENT

Matthew Walsh *DA Aberdeen & Associates*

Jeff Tisdale *Landcor Data Corporation*

Dean Andag
Sean Bagan
Francine Bailey
Christina Barone
Brandon Bassi
Liam Boulton
Carey Buntain
Katy Burtinsky *First National Financial GP*
Jay Chadha
James Chang
Jordan Coulter

STUDENT (cont.)

Noel Dulay
Gabriel Fairbairn
Gurjeet Hans
Vincent Hsu
Catherine Hwee
Ryan Jensen
Aman Jhaj
Daniel Link
Chantal Lo
Stuart Maccaulay
Lana Mackay
Marcos Mogyoros
Samuel Ng
Mackenzie Patterson

Blair Polychronopoulos
Public Works and Government Services Canada
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Arjun Sarkar
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Appraisal Institute of Canada
British Columbia



Connie Fair, RI

President and CEO,
BC Assessment

When it comes to property assessment, BC Assessment's Connie Fair is one of North America's best sources of expertise. Since 1993, Connie has been an integral part of BC Assessment's business development, helping the organization to earn a reputation as one of the world's leaders in property assessment. Her corporate achievements are quite varied, including the formation and development of a province-wide electronic map, launching a new corporate assessment data system called valueBC, partnering with external organizations and associations to share information and reduce costs, creating a culture of transparency and trust by publicly releasing assessment data, focusing the organization on the disciplines of strategic planning and integrated financial management, and fostering an employee culture committed to employee engagement and delivering exceptional customer service.

"I am most comfortable working on change initiatives so that is where I have been able to make some progress," says Connie. "For me, change starts with a focus on the customer—what value are we delivering and how can we do it better? My goal has been to take us to the leading edge of innovation in our industry. Our overall strategy is to move from a company providing property assessments to one providing property information."

A member of the Real Estate Institute of Canada since 1993, Connie was first appointed as BC Assessment's President and CEO in 2008. She has an honorary designation with the Appraisal Institute of Canada in addition to her RI designation. Connie has also been named one of the Top 100 Most Powerful Women in Canada by the Women's Executive Network.

Leadership is a big part of Connie's life. She is involved with the Sauder Business Club of Vancouver and the International



Women's Forum, has served as President of Integrated Cadastral Information Society (ICIS), and is a past Associate Director of the Real Estate Division for the Sauder School of Business at UBC.

Much of Connie's inspiration comes when she is thinking least—literally. Whenever she is able to allow her subconscious to take over, she discovers great ideas. Whether it is during yoga, monotonous exercise routines, or even while sleeping, Connie's imagination is able to thrive. She sometimes wakes up in the middle of the night inspired by a new idea that came to her while asleep. For this reason, she keeps a pad of paper by her bedside because she has discovered that if she doesn't capture her new idea right away, it's gone by morning. Connie jokingly admits that "in the morning it might not seem as brilliant, but every once in a while there is a gem."

Connie and her husband make their home in Vancouver. Connie admits her weekends tend to be low key with time mostly spent with her spouse, friends, and family. She enjoys travel, golf, and loves to cook.

Association Directory



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The BCCSA is a not-for-profit association that provides training, resources and consulting services to over 40,000 construction companies employing over 180,000 workers. We are funded by construction, select aggregate and ready-mixed industries.

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info@bccsa.ca
604-636-3675



British Columbia Institute of Agrologists (BCIA)

BCIA is a self-regulating professional body established under the Agrologist Act. We uphold the principles of stewardship that are the foundation of agrology, and ensure the integrity, objectivity and expertise of our members.

bcia.com
p.ag@bcia.com
1-250-380-9292



Canadian Association of Home & Property Inspectors of BC (CAHPI)BC

CAHPI(BC) is a not-for-profit self-regulating body of professional home inspectors with over 300 members in BC. CAHPI represents the oldest and most respected organization of home inspectors in North America.

cahpi.bc.ca
executivedirector@cahpi.bc.ca, 1-855-224-7422



Condominium Home Owners Association of B.C. (CHOA)

CHOA is a non-profit association that assists the entire strata industry throughout BC. It promotes the interests of strata property owners by providing advisory services, education, resources and support for its members and the strata community at large.

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Institute of Real Estate Management (IREM, No.50)

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admin@irembc.ca
604-638-3457



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admin@pama.ca, 604-267-0476



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rebgv.org
604-730-3000



Real Estate Council of British Columbia

The Council is a regulatory agency established by the provincial government in 1958. Its mandate is to protect the public interest by enforcing the licensing and licensee conduct requirements of the *Real Estate Services Act*.

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The mission of the Real Estate Institute of BC is to advance and recognize excellence in education, knowledge, professional development, and business practices, uniting all sectors of the real estate industry.

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