



July 2010

**2010-2011
Board of Directors**

President: Terry Weicker
Vice-Pres.: Sandra Knopf
Treasurer: Dean Johnstone
Directors: Al Lutz
Cathy Corbin
Mark Ellis
Doug Fisher
Walter Fontinha
Kim Loudoun

Home Shipments Up

**Annual Meeting & Biggest
Golf Tourney Field in Years**

Economic Growth Slowing

B.C. Transport Policy News

Some HST Details Late

**Shell Busey Video Clip &
Posters Sent to Members**

MHABC PIONEER BURSARY

Bursaries are being awarded in 2010 to two recipients. ManeeK Chahal and Cyrene Larson will each receive a \$1,000 bursary.

ManeeK graduated from Princess Margaret Secondary, in Penticton and plans on attending Dalhousie University in Halifax. Cyrene graduated from Salmon Arm Secondary and plans on attending University of Calgary.

Quarterly News

Manufactured Housing Association of British Columbia

P.O. Box 31661, Pitt Meadows, B.C. V3Y 2H1

Web site: www.mhabc.com Email: mhabc@telus.net

1-800-667-8593 Phone: 604-465-5119 Facsimile: 604-465-8655

MHABC New Home Shipments by Members up across the board

The reports by Members of new home shipments since March 1st, 2010 show that 198 new homes were shipped through June. More single-section, more multiple-section, more built in B.C. and homes more built outside B.C. were reported.

Multiple-section homes showed the largest increase by 52.1% to 108. Single-section homes were not far behind with a 50% increase to 90. Homes built in B.C. also increased by 50% to 171 with shipments into B.C. increasing 58.8% year to date. Of the last group - homes built elsewhere in Canada increased 41.7% to 17 and homes built in the USA increased 50% to 10.

The first of the B.C. Housing/CMHC small multi-units for seniors and the disabled also began to move in the period with the first 15 units reported as shipped. MHABC Members reporting these housing units include Britco, Chaparral, Freeport and Northern Trailer.

2010 AGM & GOLF TOURNAMENT

With this year's events held in mid-May, the weather was perfect for the Golf Tournament that preceded the Annual Meeting sessions. It was the largest field in several years, with 48 golfers at Fairview Mountain Golf Course in Oliver.

Appreciation goes to Don Purdie, Lake Country Modular Homes, who co-chaired the event and put up two Hole-in-One Prizes, and Larry Erickson, Moduline Industries, who reached out to industry suppliers for golfers *and* draw prizes.

The weather was spectacular throughout the day with perfect conditions for every group on a beautiful course.

The Low Gross Trophy was captured by Larry Erickson, Walter Fontinha, Doug Willis and Chris Wood. The Low Net Trophy was won by Trent Kell, Andrea Loudoun, Dave Loudoun and Jim Ruff.

PIONEER BURSARY RECIPIENTS

Maneek Chahal with Moduline General Manager Grant McDowell:



Mark Ellis, principal of the Eagle Homes group with Cyrene Larson:



2010 ANNUAL MEETING

Elections in Penticton saw Al Lutz, Amco Homes in Nanaimo and Kim Loudoun, Accent Homes in Westbank joining the Board as new Dealer Directors until 2012. They filled slots left by the retirement of Steve Paterson, Bob Paterson Homes in Williams Lake and Don Purdie, Lake Country Modular Homes in Kelowna.

Terry Weicker, Ray's Towing, Penticton was returned as President as were Sandra Knopf, Willow Ridge Homes, Lone Butte as Vice-President and Dean Johnstone, SRI Homes – Winfield Division, Kelowna as Treasurer.

Dean Johnstone also received a plaque from Ms. Weicker recognizing his service as President.



HST and Housing in B.C.

Old news now but the B.C. government did increase the new home price ceiling from \$400,000 to \$525,000 with a maximum rebate of \$26,250 to be claimed on new homes sold at \$525,000 or more.

However, delivering all of the Harmonized Sales Tax and point of sale rebate information has been slow...a consequence of rushing the Federal/Provincial agreement into effect.

With information still being released the final revisions to the MHABC New Home Sales contract have not been committed.

However, MHABC has been advised that persons qualifying for the former GST rebate will qualify for both the Federal rebate and B.C. rebate.

The federal rebate will be 36% of the 5-point federal portion of HST up to a sale price \$350,000, with the federal rebate declining to zero at \$450,000.

The B.C. rebate will be 5 of the 7-point (or 71.43%) provincial portion of HST up to a maximum rebate of \$26,250 at \$525,000.

Those entitled to apply for the two new home rebates will be buying a home for their principal dwelling or that of a qualifying relative.

Information is being sent to Members as it becomes available from the Canada Revenue Agency (CRA) which is administering the HST for both governments.

The following link to the CRA web site will provide further links to all HST postings since December 2009.

<http://www.cra-arc.gc.ca/gncy/hrmnztn/whtsnw-eng.html>

GOLF TOURNEY WINNERS



Low Gross Winners - Doug Willis, Walter Fontinha, Chris Wood & Larry Erickson (l to r)



Low Net Winners – Dave Loudoun, Jim Ruff, Andrea Loudoun & Trent Kell (l to r)

5-Metre Wide Home Load to Head West on Hwy. 16

The first move of a 5-metre wide home load to Terrace, B.C. is scheduled to travel on August 11th from Vanderhoof. The traffic management plan has been approved and the load will be accompanied by CVSE to confirm traffic controls for the opening of the route. This is not a test move but a confirmation move.

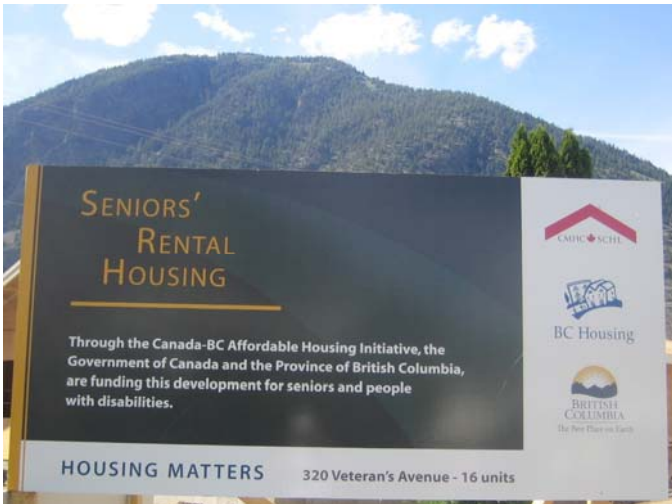
Other topics continue to be discussed with the Ministry of Transportation & Infrastructure including Commercial Vehicle Safety & Enforcement (CVSE) accompanying a 4.4-metre wide load with eaves carried on the curbside (right) so that the association's representation that only one pilot car is required for such moves can be confirmed.

Local Government Transport Permits are a Thorny Issue

Several local governments in B.C. have requirements for Transport Permits in place for home moves both new and existing. The amount of the permit fee varies, as does the enforcement. And, they single out wide loads such as home loads – because they are over width - but do not impact haulers of a vast number of heavier loads such as gravel trucks, which might damage local road ways far more than home moves.

B.C. Housing/CMHC Seniors' Housing Project in Keremeos

One of the first of the B.C. Housing/CMHC supported affordable housing projects for seniors and disabled is in Keremeos.



These projects will utilize more than 350 small units in communities around the province.

Planning 2011 AGM & Golf

The MHABC Directors welcome Member input about dates, location, business and spouses program as well as golf and other social content in the meetings events. Look for a **Questionnaire** to solicit your ideas!

UPDATE Contacts

Members are reminded to review their listing on the MHABC web site: www.mhabc.com and provide any updates that may be necessary.

Membership Drive

Who would you like MHABC to invite to become a Member? Send an email note with contact information and an invite will be sent.

Send in the email addresses of others who should see the **Quarterly News** in colour!

Make certain that your homebuyers are getting the advantage!



Oops, an unhappy story...

Recently a new home was purchased by a B.C. homebuyer who insisted on a house seen in Washington State. The house was delivered to the buyer FOB the border, taken to a Fraser Valley mobile home park only to be given a stop work order and demand for removal by the local government, which said the homebuyer did not listen or did not understand what staff had said prior to the home being ordered.

MHABC FINANCES IMPROVE

With the Home Fee at \$200 since December 2009, the association's financial situation has eased and there are a few more financial resources for providing services to Members.

Shell Busey Video & Posters

Both the Shell Busey video, which has been distributed to Manufacturers and Dealer Members, and the Shell Busey posters have been mailed as well. Look at the MHABC web site at www.mhabc.com to see how a YouTube version of the Video can play on a Member's web site. There are also additional posters in stock so ask if more could be used!