



NEWSLETTER

Vol. 11 No. 6 December 2001

IMPORTANT DATES

- **MHABC BOARD of DIRECTORS**
Tuesday, March 5th, 2002
Penticton, B.C.
- **MHABC ANNUAL GENERAL MEETING**
Date/Venue To Be Confirmed
Mid-late April, 2002
Victoria, B.C.
- **Manufactured Housing Consultant (MHC)TM Courses**
Edmonton - Feb. 1&2, Red Deer - Feb. 4&5, Calgary Feb. 7&8, 2002
- **CMHI Annual Meeting**
Sunday, February 24th, 2002
The Empress Hotel, Victoria, B.C.
Registration \$200 (Note: with CHBA \$625 to Feb. 15th, \$675 thereafter) +GST
- **FACTORY-BUILT Components & Housing Systems CONFERENCE**
(Centre for Advanced Wood Processing, Faculty of Forestry, UBC)
March 18th & 19th, 2002
Marriott Vancouver Airport Hotel
Richmond, B.C.

DRAFT Manufactured Home Park Tenancy Act Posted

The Policy, Planning and Legislation Branch of the Ministries of Attorney General and Solicitor General have released a *Plain Language Draft* entitled Manufactured Home Park Tenancy Act. It is part of a package including a *Plain Language Draft* entitled Residential Tenancy Act. They are in a comprehensive discussion document: 'Modernization of Residential Tenancy Legislation in

British Columbia: Draft Acts'. Go to:

<http://www.pssg.gov.bc.ca/rto/>

LEAVING 2001 BEHIND

Few will regret the passing of 2001 given the evil perpetrated in September against the people of the United States and the civilized human community worldwide. Getting along in an increasingly complex world is difficult enough without the heinous immorality of psychopathic terrorists and their minions.

And, as the civilized world removes the threat of evil, it must regroup to address and resolve the many legitimate differences between peoples. This is the time for people of ability and goodwill to step forward and contribute to the realization of a more peaceful and prosperous world.

HINTS OF PROMISE FOR 2002 and BEYOND

Moduline Industries (Canada) Ltd. reached a milestone when it built home 20,000 at its Penticton facility. Though the 2,700 sq.ft. rancher is to be on display at the factory through Spring 2002...



...it has already been sold to a homebuyer in the South Okanagan!

HINTS OF PROMISE cont'd

The messages are strong; the factory-built housing industry is a long-standing, stable and productive participant in the B.C. housing industry. It is also innovative and responsive to new challenges and opportunities. In a time of slow economic growth, factories have built new products for new markets both within and outside British Columbia.

As 2002 unfolds, as the softwood lumber dispute is resolved, as the B.C. economic recovery begins...the Members of the Manufactured Housing Association of B.C. will increasingly be part of the housing solutions for British Columbians.

ANNUAL MEETING TIMELY

The Board's decision to hold the next Annual Meeting in Victoria puts the Membership in the right spot at the right time.

With a new government moving on many important matters such as the future regulation of retail home sales, new home community tenancy legislation, looking at deregulation generally and reduction and/or privatization of government services, there is no better place for Members to be than in Victoria in Spring 2002!

Members, who want the chance to have an impact on the unfinished discussions about the width of home loads, especially for roof architecture, the removal of discrimination against factory-built housing, the regulation of building, codes and standards and... can find no better place to be than Victoria in Spring 2002!

Standby for breaking details!

A Victoria meeting with new laws for manufactured home communities under development, also offers a timely opportunity to invite community owners to join with MHABC Members to meet with government and to meet with one another. This could expand meeting attendance and increase the favorable impact of the combined sector on future public policy.

2001/02 NEW HOME SHIPMENTS MOVE UPWARDS

New home shipments by MHABC Member Manufacturers in the period March-November 2001 reached 470 versus 449 in 2000, up 4.7%. B.C. Member factory shipments, at 423 new homes, were up 17.2% year to date, while Member shipments into B.C. were down 46.6% to 47 homes year to date.

MHR NEW HOME REGISTRATIONS DOWN 10.6%

The Manufactured Home Registry statistics from Victoria show that 583 new homes have been registered in the first eleven months of 2001.

Homes originating in B.C. are up 2.5% to 497 versus 485 last year. MHABC Member shipments reached 477 in same period, indicating that MHABC Members accounted for 96% of new registrations.

New homes built out-of-province are down 48.5% in the 11 month period with 86 registered this year versus 167 in 2000. MHABC Members shipped 76, or an indicated 88.4% of these new registrations, in the same period.

WIDE HOME LOADS IN PEACE

Wide home loads in the Peace River through November total 57, down 28.7% from 5 m/16'5" wide shipments in 2000.

FEDERAL & B.C. Governments Sign \$177 Million Affordable Housing Agreement

The Federal and B.C. Governments were first off the mark with the recent signing of an \$177.4 Million, 5-year program to support the construction of affordable housing. B.C. was the first province to reach a funding agreement following the announcement of Ottawa's commitment in the recent federal budget.

B.C. Minister George Abbott has said that some 1,700 housing units are under review and that it was hoped to move forward with up to 700 units this spring. *The program will involve, and seek out, partnerships with local governments and non-profit groups.*

FUTURE REGULATION OF RETAIL HOME SALES

The plan for the future of the Motor Dealer Act, the Trade Practice Act and the Sale of Goods Act has not yet been finalized and conveyed to interested parties. MHABC presented an initial written submission, with regard to the future regulation of the retail sales of manufactured home in B.C., to government officials on October 30th. It was and is anticipated that there will be discussions about the details to be implemented.

However, officials have since advised that decisions are yet to be made about the timing of new legislation, some time in 2002 or in 2003. Meanwhile, drafting of an omnibus skeleton act has started. It is envisaged that different sectors of retail selling, such as manufactured homes, will be regulated by different regulations under that new act.

MHABC has recommended that manufactured home retail sales be regulated by a graduated licensing system: that would grand-father established businesses; that would entitle existing, responsible licensees to longer licence terms, say 3-5 years versus annual licences for new businesses; and, that would include the incidental sale of other chattel property.

SALES TAX APPEAL EYED BY BOARD

The MHABC Board is considering a request from a Member Dealer to assist with provincial sales tax appeals to the Supreme Court. The Minister of Revenue Bill Barisoff has rejected the Member's two appeals regarding tax assessed on sales to Native persons and the application of the sales tax to other components of a sale and on costs associated with a sale.

Key questions for the Board to address include the relevance of the issues to the membership at large, the merits of the several arguments and the conduct of an appeal to the B.C. Supreme Court. The Board will resolve the matter of support early in January.

PRESIDENT DALE BALL TO ATTEND CMHI AGM

MHABC President Dale Ball will attend the Annual General Meeting of the Canadian Manufactured Housing Institute (CMHI) to be held in Victoria on Sunday, February 24th, 2002. Other delegates to the meeting will include representatives from the MHA Alberta & Saskatchewan and the Manufactured Housing Association of Atlantic Canada. It is CMHI's first B.C. event since the 1998 Fall Meeting in New Westminster.

B.C. LOCAL GOVERNMENTS LOSE LIABILITY INSURANCE BECAUSE OF 'LEAKY CONDOS'

Effective at year-end, B.C.'s local governments will not be able acquire liability insurance to protect against loss should a claim be made involving water damage (water-ingress) to buildings.

The removal of such coverage is the result of a recent court decision, which held that Delta was responsible for 70% of the \$3.2 million costs of repairs to a 'leaky condo', when the remaining defendants were found to be insolvent. Delta was held to be 20% at fault for the project's leaks as a result of inadequate enforcement of its building bylaws.

Although Delta's share of the blame in the Riverwest condo project was judged to be 20%, it was held responsible for the balance of repair costs (after the developer's share of 30%, which was settled out of court), because the designer and contractor had no ability to pay.

This fundamental principle of "joint and several liability" is now under attack because of complaints from local governments. The B.C. government is reviewing the rules of liability and giving consideration to limiting liability to the share of blame.

The whole house building industry in B.C. needs to pay close attention to all of these matters as the 'leaky condo' story is far from over.

The liability faced by B.C.'s local governments may spur new local approaches to residential construction and the role of local inspection.

See: The Vancouver Sun story, Dec. 20th/01.

DIFFICULT B.C. ECONOMIC CONDITIONS

Private sector economic analysts are cautious about the performance of the B.C. economy in the coming year. Affected by economic recession in both the U.S. and Japan, and hurt by the softwood lumber dispute with the United States, they say that B.C. is likely to post the slowest growth and highest unemployment rates in Canada in 2002.

The revised outlook suggests that B.C. Minister of Finance Collins' early forecast for economic growth of 3.8% in 2002 will be at least halved. Moreover, should government downsizing and fees and charges increase, these will retard recovery in the short run.

KYOTO and GREENHOUSE GAS EMISSIONS

Further to the Kyoto Protocol, the Federal Government has announced its commitment to spending some \$425.15 million over the next 5 years to reduce Canada's greenhouse gas emissions by 23,700,000 tonnes annually by 2010. Housing is part of the program. The housing backgrounder is enclosed.

The Federal initiatives related to housing have received the attention of both MHICanada and CMHI. Renovation of existing homes and new housing are both targeted to help reduce greenhouse gasses from the total housing stock. While the Government of Canada has accepted a voluntary course with the residential construction industry, it will also encourage and promote new initiatives. Therefore, the program bears monitoring over time.

*See: Energy-Efficient Housing Initiative,
Natural Resources Canada 11/26/01*

B.C. TRANSPORTATION POLICY PERMITS MANUFACTURED HOME LOADS TO 4.57m/15'

Effective January 1st, 2002, manufactured home loads may be moved generally at a maximum of 4.57 metres or 15' high throughout B.C.

B.C. Ferries' Spirit ships to Swartz Bay and the Queen of Alberni to Duke Point can facilitate these loaded heights, depending on the tides, for travel to Vancouver Island.

Exceptions include the snowsheds on Hwy 1 (between Revelstoke and Golden), Hwy. 1 to/from the west of No. 3 road in the Fraser Valley, and the CP overpass on Hwy. 3 near Creston, which must also be avoided. Transporters are responsible for the safe movement of all loads.

OTHER TRANSPORT DIMENSION MATTERS

ICBC is working with MHABC Member factories of dimensions of home loads to be exported from the province.

Members are also considering width of Park Model loads because of the effects of current rules on the use of fixed running gear.

The board and Members have not been able to finish consideration of other dimensional questions, such as wider, one-time, route specific, modular home loads.

2001 BYLAW SURVEY

Slightly more than 25% of B.C.'s local governments responded to the

Bylaw survey which was circulated in September. With 46 responses, MHABC's data on local bylaws dealing with the recognition of mobile and modular homes and the existence and age of manufactured home community bylaws was updated significantly.

During the survey period the Executive Director was called upon to help resolve issues regarding the foundation requirements for a new home in a strata community in the South Okanagan.

A survey response from West Vancouver, which includes some of the most expensive residential real estate in Canada, reiterated that factory-built, modular housing is welcome there. The only condition is, as in Calgary Alberta, which has just accepted modular homes, that new housing relate to the neighborhood where it is to be located.

A summary of the updated information will be published in the next Newsletter.

CSA TECHNICAL COMMITTEE

Executive Director Rick Higgs attended the very popular CSA training session for Technical Committee Chairs and Members on November 30th in Vancouver. The all day session reviewed the rational, details and responsibilities involved in the 12 individual steps of new Standard development.

B.C. INDUSTRY NEWS and PERSONNEL MOVES

Mark DeCew has rejoined SRI Homes Inc. as its new Director of Marketing & Business Development. He is based in the corporate offices at Winfield, B.C. Mark, whose career has included wide-ranging activities in

Western Canada including sales and the opening of the New Horizon's plant in Medicine Hat, had maintained a residence in the Okanagan Valley.

MHC PROGRAM DELIVERY IN ALBERTA

The Manufactured Housing Consultant (MHC)TM program will be offered in three Alberta sessions in early February. MHA Alberta and Saskatchewan is underwriting 50% of the course fees in 2002 and this will apply to the classes to be held in Edmonton on February 1-2, in Red Deer on February 4-5 and in Calgary on February 7-8. Course registration fees are \$210.

The Alberta course offerings follow sessions in Moncton and Fredericton, New Brunswick and Halifax, Nova Scotia, which had enrolled 54 participants.

WELCOME NEW MEMBER

Please welcome the following new Transporter Member:

Triple J Mobile Home Towing
P.O. Box 53,
Chase, B.C. V0E 1M0
Phone: (250) 679-2762
Fax: (250) 679-2762
Contact: Tim MacIsaac

Remember - B.C. Tax Rates Drop

- Corporate income tax rate drops from 16.5% to 13.5% Jan. 1, 2002
- Remaining Corporate Capital Tax gone Sept. 1st, 2002
- Second phase of Personal Income Tax reduction effective Jan. 1, 2002

Final call for 2002 AGM ideas

The Annual Meeting Committee invites your suggestions for the Spring 2002 meeting. President Dale Ball, Vice-President Steve Paterson, Secretary-Treasurer Jeff Wright, and Director Jim Stevenson form the AGM Committee.

Victoria provides the perfect setting for meetings with the new B.C. Government, both Ministers and officials, and an almost unlimited variety of activities for partners. The latter include the Royal British Columbia Museum, the Undersea Gardens, Whale Watching, shopping and...

Members, who have suggestions about program elements, may fax or e-mail their ideas to the MHABC office. Let your AGM Committee know what you would like...

MORE training opportunities?

MORE social activities?

WORKSHOPS on new community development?

WORKSHOPS on redeveloping older parks?

FAX ideas to: 604 465-8655

EMAIL ideas to: mhabc@telus.net

USE B.C. GOVERNMENT WEBSITE TO STAY ON TOP

Members can get details on B.C.'s new government at:

www.gov.bc.ca