

s.19(1)

Jones, Leslie

From: Gagnon, Alain
Sent: March 27, 2009 10:57 AM
To: 'Eliane Savard'; Singh, Ram
Subject: RE: Edmonton Depressed Market

Correct, I do have the department's recommendations and the member's official request all in a package, but only for

Alain Gagnon

Policy Analyst - Integrated Relocation Programs | Analyste pour le programme de réinstallation intégrée

Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives

Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0G5

Alain.Gagnon@tbs-sct.gc.ca

Telephone | Téléphone 613-952-3211 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur
613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

From: Eliane Savard [mailto:esavard@royallepage2.com]
Sent: March 27, 2009 10:41 AM
To: Singh, Ram
Cc: Gagnon, Alain
Subject: RE: Edmonton Depressed Market

Good morning Ram,

24/08/2012

00001

I believe that the CF forwarded the supporting documentation to TBS and that Alain has it. Please note that RLRs does not recommend that depressed market status be approved for those two specific files, as it is our analysis that this is a real estate market correction versus a depressed market situation.

Best regards,
Eliane

>>> <Ram.Singh@tbs-sct.gc.ca> 27/03/2009 10:35 am >>>

Thank you for the documentation however I am missing the CF's recommendation and data on the appraised value along with the listing prices, an explanation on what steps were taken to get a sale on each property

R

Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes

Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives

Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

ram.singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur
613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

From: Eliane Savard [mailto:esavard@royalpage2.com]

Sent: March 26, 2009 4:27 PM

To: SUZANNE.LEVEILLE@forces.gc.ca

Cc: Diane.Mensah@forces.gc.ca; LESLIE.JONES@forces.gc.ca; PETER.KETCHESON@forces.gc.ca; Michel Bonin; Gagnon; Alain; Singh, Ram

Subject: Re: Edmonton Depressed Market

Good afternoon WO Leveille,

Further to DCBA's attached request, RLRS completed an assessment of the Depressed Market submissions for
and (Our analysis and recommendations for both files, as prepared by the
Operations team, are attached.

In past submissions of a similar nature, Ram requested that the Department's recommendations be included in
the submission. As such, I am submitting our analysis for your recommendations and subsequent submission to
the Treasury Board Secretariat.

I certainly remain available to further assist, should you require additional information on my part.

Best regards,
Eliane

Eliane Savard
Director, Client Services
Royal LePage Relocation Services
Government Services
100 Sparks Street, Suite 801
Ottawa, Ontario K1P 5B7
Tel: (613) 236-1682
Fax: (613) 236-8231
esavard@royalpage2.com
www.irp-pri.com

Eliane Savard
Directeure, Service Clients
Services de relogement Royal LePage
Services gouvernementaux
100 rue Sparks, bureau 801
Ottawa, Ontario K1P 5B7
Tél. (613) 236-1682
Télé. (613) 236-8231
esavard@royalpage2.com
www.irp-pri.com

>>> Eliane Savard 18/01/2009 8:07 am >>>
Good morning LCol Jones,

I hereby confirm receipt of your letter and documentation relating to an RLRS review and assessment of
Edmonton as a depressed market, under the CF IRP Policy. It will be our pleasure to review the file and provide
you with our analysis and recommendations.

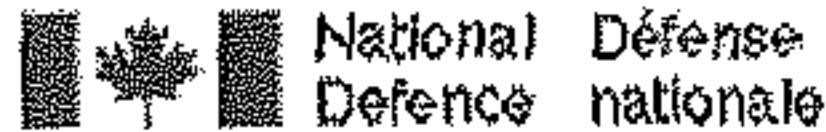
Best regards,
Eliane

Eliane Savard
National Manager, Client Services
Royal LePage Relocation Services
Government Services
100 Sparks Street, Suite 801
Ottawa, Ontario K1P 5B7
Tel: (613) 236-1682
Fax: (613) 236-8231
esavard@royalpage2.com

www.irp-pri.com

Eliane Savard
Gestionnaire nationale, Service Clients
Services de relogement Royal LePage
Services gouvernementaux
100 rue Sparks, bureau 801
Ottawa, Ontario K1P 5B7
Tél. (613) 236-1682
Télec. (613) 236-8231
esavard@royallepage2.com
www.irp-pri.com

~~PROTECTED A~~
Declassified by ATIP



s.19(1)

Director General Compensation and Benefits
National Defence Headquarters
MGen Pearkes Building
101 Colonel By Drive
Ottawa, ON K1A 0K2

RECEIVED
JAN 16 2009

7209- 98 (DCBA)

14 January 2009

Ms. Elaine Savard
National Manager, Client Services
Royal LePage Relocation Services
100 Sparks Street, Suite 801
Ottawa, ON, K1P 5B7

REQUEST FOR RLRS AND TBS ASSESSMENT OF EDMONTON AS A
DEPRESSED MARKET AREA - CF IRP HOME EQUITY ASSISTANCE

References: A. CF IRP 2008

B. Request for TBS Assessment of Edmonton as depressed market area (HEA) –

and (

Dear Ms. Savard:

 was posted from Edmonton, AB to Comox, BC on 9 August 2008. was posted from
Edmonton, AB to Esquimalt on 30 April 2008. Both members are requesting approval for 100% reimbursement of
home equity assistance (HEA) in accordance with Canadian Forces Integrated Relocation Program (CF IRP)
provisions at ref B, article 8.2.13.

Given our policy requirement for TBS review, we have received the requested documentation for both
 and for onward transmission to TBS for review. The documentation is enclosed at ref B for
RLRS review and comment and subsequent submission to Treasury Board for their consideration of Edmonton as a
depressed market area. Should you require any additional information regarding this request for review, please do
not hesitate to contact MWO Peter Ketcheson (613-996-1590 or Ketcheson.P@forces.gc.ca) for clarification or
assistance.

I trust this information meets your requirements and thank you in advance for your assistance in this regard.

Sincerely,


L.S.C. Jones
Lieutenant Colonel
Director Compensation and Benefits

PROTECTED A

Canada

00005

Depressed Housing Market Request - () RLRS Analysis and Recommendation

Services de relogement
ROYAL LEPAGE
Relocation Services

Original Purchase Price:	\$282,000	Date:	April 7, 2007
1st Appraisal: April 4, 2008: \$250,000	2nd Appraisal: November 19, 2008: \$215,000		
Transferee's Name:		RLRS File #:	
COS date: April 30, 2008	1st List Price: 269,900, April 7, 2008		
1st reduction: April 29, 2008 \$259,900	2nd reduction: May 27, 2008 \$244,900	3rd reduction: June 14, 2008 \$239,900	4th reduction: Jan 27, 2009 \$224,900
Origin:	Edmonton	Destination:	Esquimalt

Note: this property had not sold at time of Depressed Market Submission.

submitted a Depressed Market Business Case, which includes the following documentation: Personal introduction, pertinent information with respect to the original purchase, general and specific information on the geographical location, local economy, real estate information, copies of local newspapers which would confirm their information on the local economy.

RLRS has reviewed the above Business Case and based on the supporting documentation, the following analysis and recommendations are provided.

Synopsis: purchased his condominium on April 7, 2007 for \$282,000, which was \$7,100 over the asking price. At this time bidding wars were common practice for purchasers buying in a sellers market. Currently the home remains unsold. The time of purchase (Spring 2007) was the peak of a booming Real Estate market in Edmonton, according to the Edmonton Real Estate Board.

In discussion with local Appraisers and Realtors they validated and confirmed that 2007 was the high of the Real Estate market when it comes to exponential value increasing homes for sale year over year that has ever been experienced in the Edmonton area.

CERC Appraisal and second appraisal: Based on the comparable sales in the same building, the market had already declined when () listed the home for sale. The Appraiser commented on the first CERC appraisal that the interior condition of () condominium would have a positive effect of the saleability. Also noted that the recent painting would bode well in the selling of the condo. The second appraisal noted that there is an oversupply of condominiums on the market and there are 3 comparables in the same building listed an average of \$216,200.

RLRS Analysis of Edmonton in relation to the IRP intent of Depressed Market Status: RLRs has reviewed the local Real Estate Market of Edmonton AB, information on the community overall, and the recent housing market fluctuations and based on the supporting documentation; the following analysis and recommendations are provided.

Based on all Home Equity Assistance payments made in 2008 RLRs has concluded that under the CF IRP Policy that Edmonton's loss of value ranged from ranges from 2.9% to 21.42% with an average loss of **11.03%**.

Depressed Housing Market Request - RLRS Analysis and Recommendation

The statistics also confirm that all reimbursements of HEA paid are from homes purchased in 2007. Homes that were purchased prior to 2007 continue to show a gain, even if sold in 2008 and the beginning of 2009.

Year of Purchase	Purchase Price	Sale Price	Loss	% Of Loss	List Date	Time on Market
2007	\$478,680	\$465,000	\$13,680	2.90%	Apr. 21/08	1 month
2007	\$344,900	\$325,000	\$19,900	5.80%	Jan. 26/08	4 months
2007	\$234,850	\$221,000	\$13,850	5.89%	May 01/08	6.5 months
2007	\$400,000	\$375,000	\$25,000	6.20%	Mar. 29/08	1 month
2007	\$200,000	\$185,500	\$14,500	7.20%	Apr. 5/08	2 months
2007	\$405,000	\$372,000	\$33,000	8.10%	Apr. 02/08	3 months
2007	\$327,500	\$300,000	\$27,500	8.40%	Oct 08/08	1 month
2007	\$369,900	\$335,000	\$34,900	9.43%	Apr. 21/08	2.5 months
2007	\$360,000	\$320,000	\$40,000	11.11%	Oct. 29/07	3 months
2007	\$265,000	\$212,000	\$53,000	20.00%	May 15/08	3.5 months
2007	\$318,000	\$252,000	\$66,000	20.75%	Sep. 29/08	1.5 months
2007	\$280,000	\$220,000	\$60,000	21.42%	May 23/08	2 Months

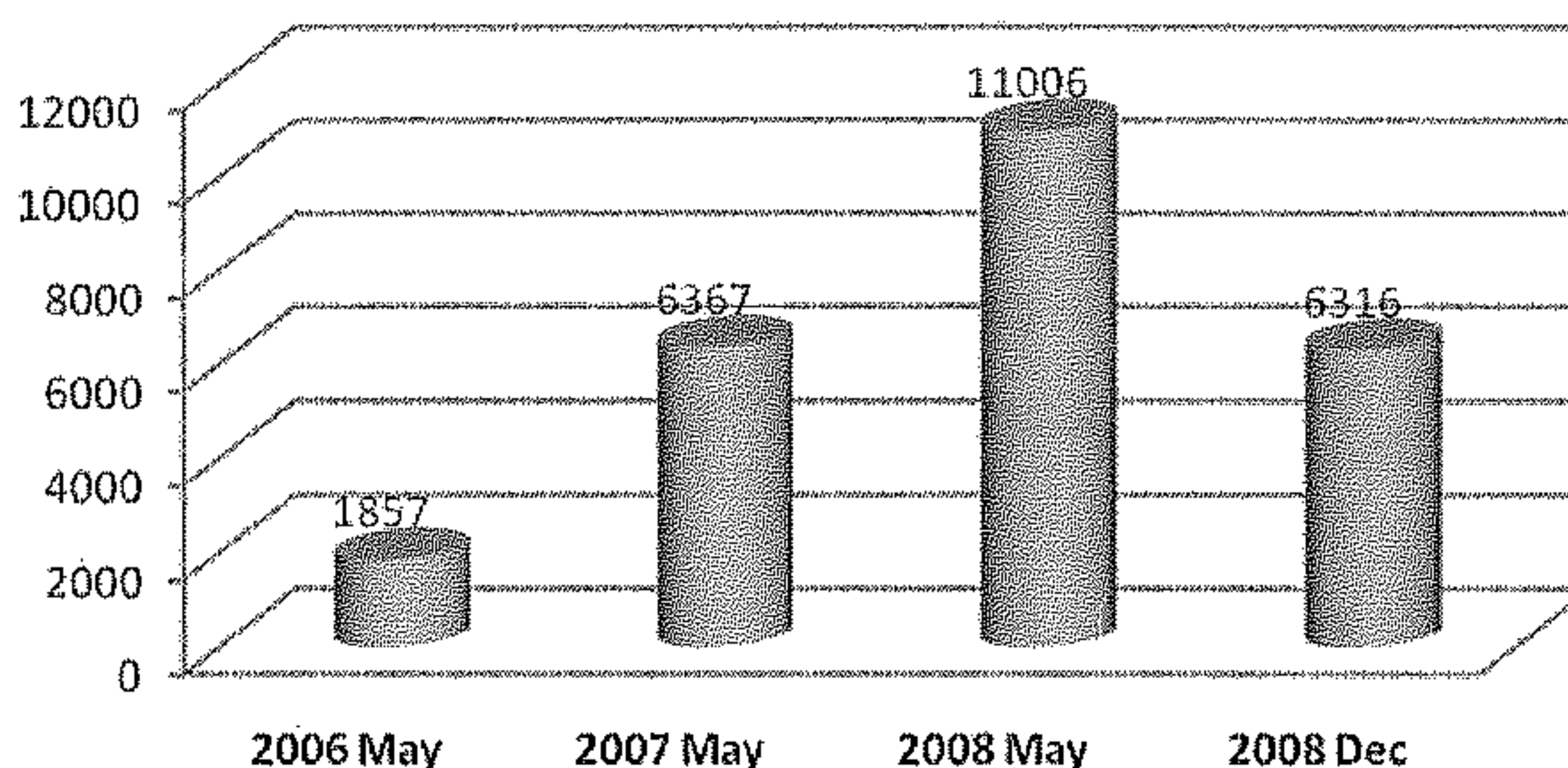
Notable information from above table:

- 4 CF members were posted into Edmonton in 2007 and purchased immediately and in turn were posted out again in 2008;
- 1 CF member was posted in 2004 and purchased a home and due to the increase in market sold the home at their own expense and purchased a replacement residence in 2007;
- The balance of the CF members were posted in as renters and purchased within the 2-year time frame ; and
- The HEA loss ranged from 2.90% to 21.42%

The Market Analysis provided by the Edmonton Real Estate Board indicates that the local Edmonton market began to drastically increase beginning in May 2006 and continued to increase on a monthly basis.

Homes Listed for Sale: These statistics show that supply and demand of homes began to shift in 2007.

Number of Homes Listed in Edmonton

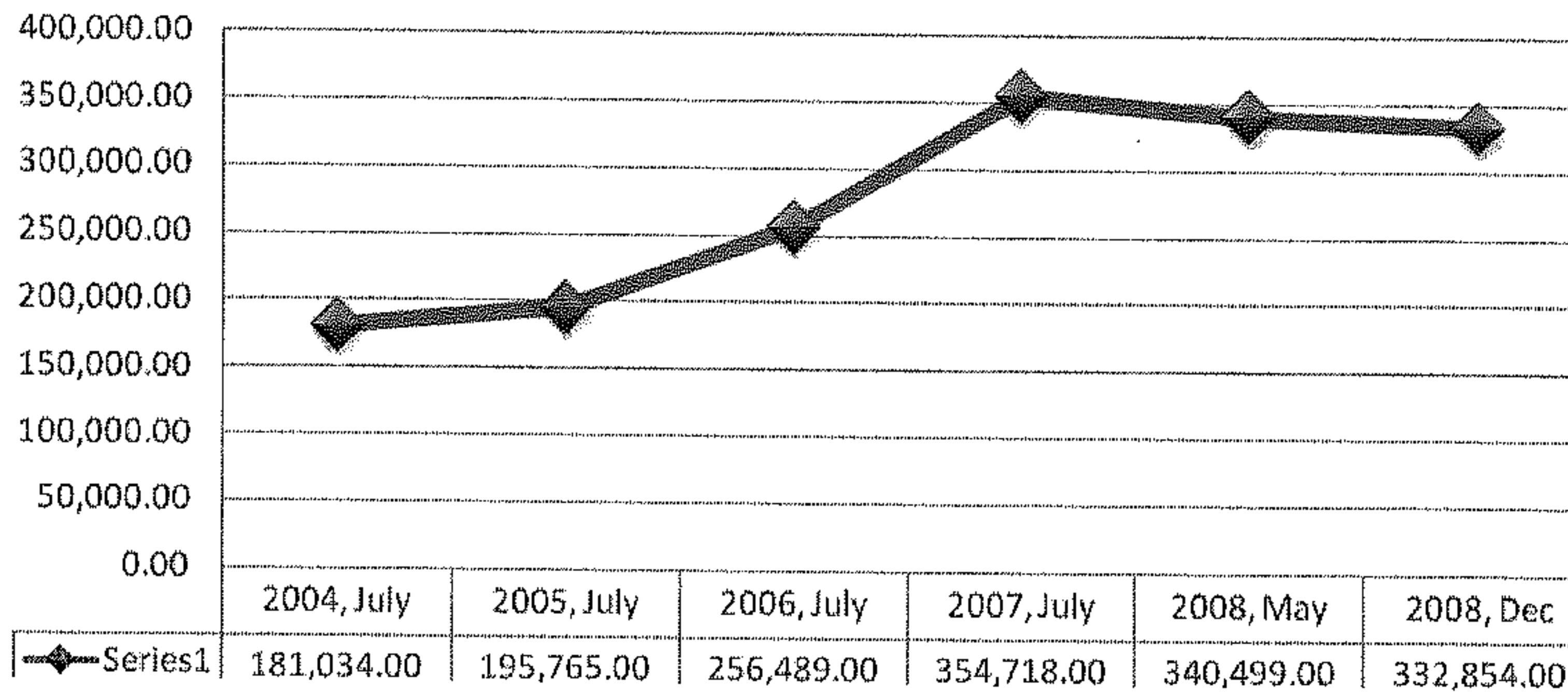


Depressed Housing Market Request - RLRS Analysis and Recommendation

Services de relogement
ROYAL LEPAGE
Relocation Services

Sale Prices: Average house prices soared over the past 4 years, which supports the supply and demand theory.

Edmonton House Prices



In May 2008 the amount of homes listed for sale peaked at 11,006 with an average selling price starting to drop to \$340,499 which is down from May 2007 average home price of \$354,410. We continue to see this trend of over inflated house prices dropping significantly as prices start to level back to before the peak in 2007. In December 2008 listings were down to 6,316 showing average home sales at \$332,854.

By using the Supply and Demand theory due to the house prices increasing homeowners were taking advantage of the market values and shortage of inventory. Therefore prices continually increased along with the inventory. May 2008 there were record number of homes on the market thereby causing a drastic decrease in market value as it went from a sellers market to a buyers market in a matter of weeks.

Community Standards

According to CIBC Metropolitan Economic Index, from 2006 to 2007 (Q3- year over year) Edmonton continued to show growth in population and employment with a decrease in unemployment.

As the peak in the Real Estate market occurs it is met with a decrease in business and personal bankruptcy rates. As we look into the 2008 (Q3- year over year) from 2007 there maintains a loss of business and personal bankruptcy rates but also includes a substantial drop in housing starts.

Although the analysis shows a loss of value for homes in 2008 it is not substantial to show an overall housing market drop or significant loss of economy through shutdowns or unemployment.

In fact, in 2008 unemployment continues to fall showing a stable economy from 4.2% unemployment in Q3 of 2007 to 3.7% in Q3, 2008. Despite job losses in Alberta, Edmonton still has one of the lowest unemployment rates in Canada, although the rate is on the rise. Among major Canadian cities, unemployment rate in Edmonton was the third-lowest in the country.

Depressed Housing Market Request - RLRS Analysis and Recommendation

Community Assessment

Comments from _____ Able Appraisals in Edmonton.

“Since the peak of May 2007 we started to see prices come down. By 2008, we were seeing loss of value on average of a 10% drop. In January 2009, although the house prices are still coming down we are seeing a loss of 11 to 12% if purchased in 2007 or 2008”

Comments from Bruce MacPherson Royal LePage Noralta.

“It is difficult to discuss home sales with clients I helped purchase a home in 2007 as since that time home values have dropped 15 to 20%. Some of that is due to home buyers purchasing over listing price as that was the market leading up to the peak in Spring 2007”

As the Canadian economy is dropping Alberta is now starting to feel the same effects as other provinces. However, there has been no significant loss of industry that would cause Edmonton to be classified as a depressed market as the average loss is lower than 20%. Those individuals that purchased homes 2006 and prior will more than likely leave the Edmonton area will break even or possibly, make money on their homes. It is those homeowners that purchased in 2007 when the house prices peaked that will feel the negative impact on the end results.

At this time, it is RLRS' assessment that Edmonton does not meet the criteria of a Depressed Market, as intended in the CF IRP Policy.

RLRS Recommendations for _____ relocation file: _____ purchased the home for an amount, which at the time, was in line with condominiums in the area. The value of the condo has dropped dramatically due to an over abundance of homes on the market. When house prices continued to soar from 2005 to 2007 many homeowners placed their homes on the market to test the value. In doing so the Real Estate market in Edmonton became saturated and _____ condo is lost in a sea of available homes.

It is RLRS recommendation that 100% HEA from Core cannot be supported, as there is no substantiation of a Depressed Market in Edmonton based on the TBS definition.

Depressed Housing Market Request -
RLRS Analysis and Recommendation

Original Purchase Price:	\$369,900	Date:	July 30, 2007
Appraisal: May 14, 2008: \$340,000	Sale Price: July 23, 2008: \$335,000		
Transferee's Name:		RLRS File #:	
COS date: August 29, 2008	1st List Price: \$399,900	Reduction: \$359,900 May 16, 2008	
Origin:	Edmonton	Destination:	Comox

submitted a Depressed Market Business Case, which includes the following documentation: a submission on behalf of] by her Realtor outlining information on the subject home, and some general information on the geographical location, local economy, and real estate information as well as pertinent information with respect to the original purchase. In the submission there is no indication of a personal introduction, copies of local newspapers, which would confirm their information on the local economy, nor is it labelled with a table of contents.

It appears that there is a submission within the DM submission for Capital Improvements; there are no actual receipts on file to support this submission. The submission makes reference to include paint, appliances, tools, delivery charges and items that are over and above the general modernizing of a kitchen. Should the request for a Depressed Market be approved by TBS, RLRS will require original receipts and supporting documentation in order to reimburse Capital Improvements to] from the Custom envelope.

RLRS has reviewed the above Business Case and based on the supporting documentation, the following analysis and recommendations are provided.

RLRS Synopsis:] purchased her home in the peak of the Real Estate market in Edmonton in July 2007. Information gathered from the Real Estate Board of Edmonton shows that there were near double the amount of residential properties listed in July 2007 than shown over the past 4 years. In July 2008 the amount of homes listed for sale dropped to 3,582 with an average selling price of \$335,100. We continue to see this trend of over inflated house prices dropping significantly as prices start to level back to before the peak in 2007.] home was reduced and sold one year from purchase for a loss of \$34,900. Reimbursement from the Core envelope in the amount of \$15,000 has been paid as well as \$14,271.52 from the Custom envelope of which HEA flowed to the Personalized envelope in the amount of \$8351.50.] additional loss that has not been reimbursed from any envelope is \$5628.48.

Appraisal: The Appraiser noted that there were no negative factors influencing the neighbourhood, and that the subject is an average home in average area.

RLRS Analysis of Edmonton in relation to the IRP intent of Depressed Market Status: RLRS has reviewed the local Real Estate Market of Edmonton AB, information on the community overall, and the recent housing market fluctuations and based on the supporting documentation; the following analysis and recommendations are provided.

Based on all Home Equity Assistance payments made in 2008 RLRS has concluded that under the CF IRP Policy that Edmonton's loss of value ranged from ranges from 2.9% to 21.42% with an average loss of **11.03%**.

Depressed Housing Market Request -

RLRS Analysis and Recommendation

The statistics also confirm that all reimbursements of HEA paid are from homes purchased in 2007. Homes that were purchased prior to 2007 continue to show a gain, even if sold in 2008 and the beginning of 2009.

Year of Purchase	Purchase Price	Sale Price	Loss	% Of Loss	List Date	Time on Market
2007	\$478,680	\$465,000	\$13,680	2.90%	Apr. 21/08	1 month
2007	\$344,900	\$325,000	\$19,900	5.80%	Jan. 26/08	4 months
2007	\$234,850	\$221,000	\$13,850	5.89%	May 01/08	6.5 months
2007	\$400,000	\$375,000	\$25,000	6.20%	Mar. 29/08	1 month
2007	\$200,000	\$185,500	\$14,500	7.20%	Apr. 5/08	2 months
2007	\$405,000	\$372,000	\$33,000	8.10%	Apr. 02/08	3 months
2007	\$327,500	\$300,000	\$27,500	8.40%	Oct 08/08	1 month
2007	\$369,900	\$335,000	\$34,900	9.43%	Apr. 21/08	2.5 months
2007	\$360,000	\$320,000	\$40,000	11.11%	Oct. 29/07	3 months
2007	\$265,000	\$212,000	\$53,000	20.00%	May 15/08	3.5 months
2007	\$318,000	\$252,000	\$66,000	20.75%	Sep. 29/08	1.5 months
2007	\$280,000	\$220,000	\$60,000	21.42%	May 23/08	2 Months

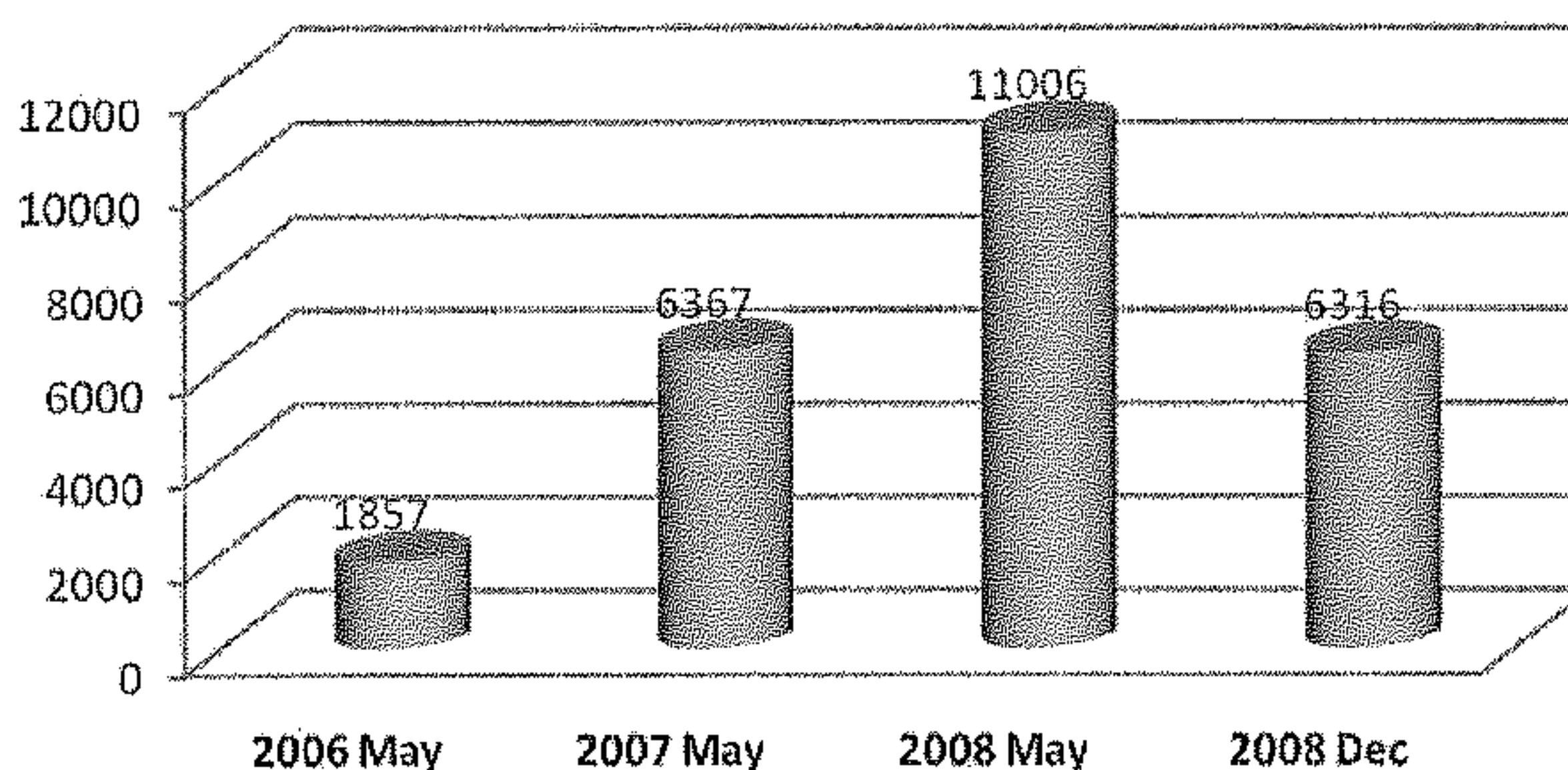
Notable information from above table:

- 4 CF members were posted into Edmonton in 2007 and purchased immediately and in turn were posted out again in 2008;
- 1 CF member was posted in 2004 and purchased a home and due to the increase in market sold the home at their own expense and purchased a replacement residence in 2007;
- The balance of the CF members were posted in as renters and purchased within the 2-year time frame ; and
- The HEA loss ranged from 2.90% to 21.42%

The Market Analysis provided by the Edmonton Real Estate Board indicates that the local Edmonton market began to drastically increase beginning in May 2006 and continued to increase on a monthly basis.

Homes Listed for Sale: These statistics show that supply and demand of homes began to shift in 2007.

Number of Homes Listed in Edmonton



Depressed Housing Market Request -

RLRS Analysis and Recommendation

Community Assessment

Comments from Able Appraisals in Edmonton.

“Since the peak of May 2007 we started to see prices come down. By 2008, we were seeing loss of value on average of a 10% drop. In January 2009, although the house prices are still coming down we are seeing a loss of 11 to 12% if purchased in 2007 or 2008”

Comments from Bruce MacPherson Royal LePage Noralta.

“It is difficult to discuss home sales with clients I helped purchase a home in 2007 as since that time home values have dropped 15 to 20%. Some of that is due to home buyers purchasing over listing price as that was the market leading up to the peak in Spring 2007”

As the Canadian economy is dropping Alberta is now starting to feel the same effects as other provinces. However, there has been no significant loss of industry that would cause Edmonton to be classified as a depressed market as the average loss is lower than 20%. Those individuals that purchased homes 2006 and prior will more than likely leave the Edmonton area will break even or possibly, make money on their homes. It is those homeowners that purchased in 2007 when the house prices peaked that will feel the negative impact on the end results.

At this time, it is RLRS' assessment that Edmonton does not meet the criteria of a Depressed Market, as intended in the CF IRP Policy.

RLRS Recommendations for relocation file: It is RLRS recommendation that 100% HEA from Core cannot be supported, as there is no substantiation of a Depressed Market in Edmonton based on the TBS definition.

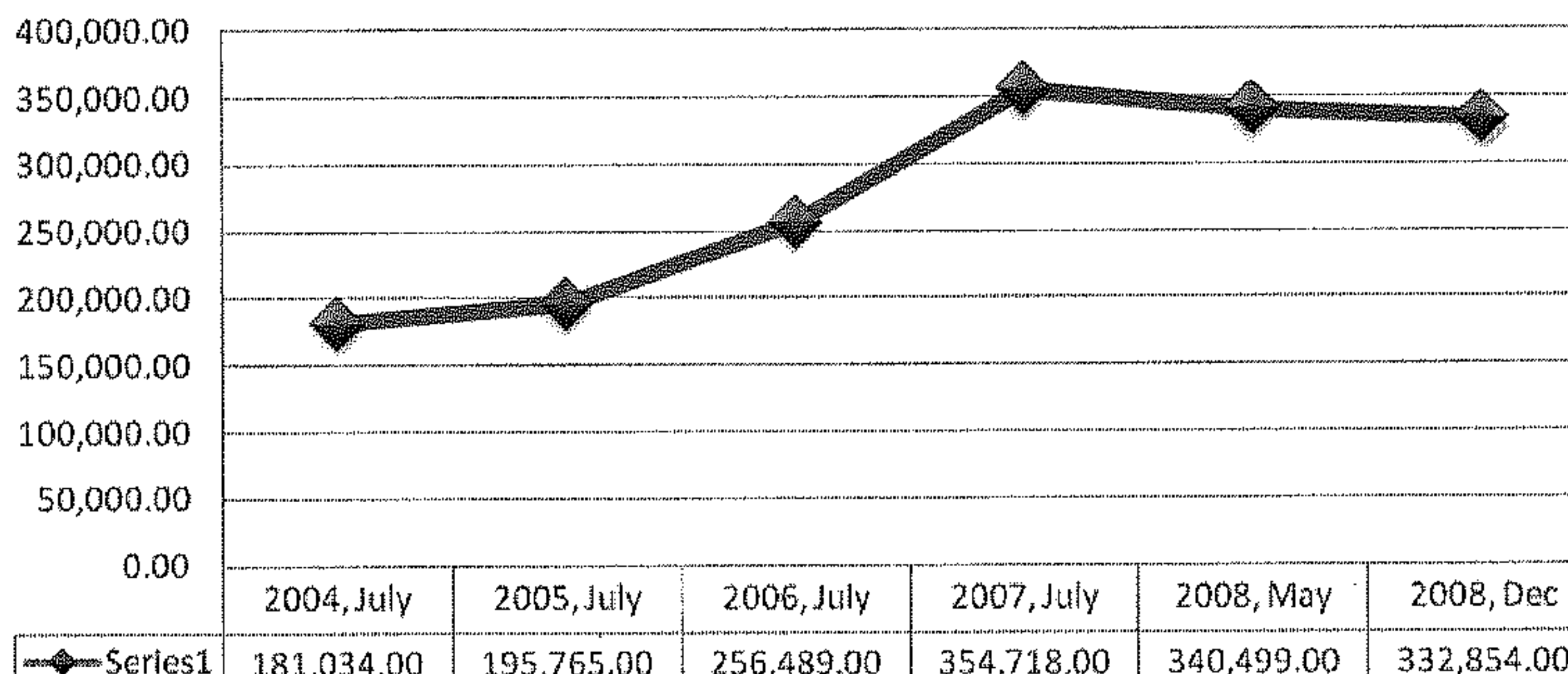
Depressed Housing Market Request -

RLRS Analysis and Recommendation

Services de relogement
ROYAL LEPAGE
 Relocation Services

Sale Prices: Average house prices soared over the past 4 years, which supports the supply and demand theory.

Edmonton House Prices



In May 2008 the amount of homes listed for sale peaked at 11,006 with an average selling price starting to drop to \$340,499 which is down from May 2007 average home price of \$354,410. We continue to see this trend of over inflated house prices dropping significantly as prices start to level back to before the peak in 2007. In December 2008 listings were down to 6,316 showing average home sales at \$332,854.

By using the Supply and Demand theory due to the house prices increasing homeowners were taking advantage of the market values and shortage of inventory. Therefore prices continually increased along with the inventory. May 2008 there were record number of homes on the market thereby causing a drastic decrease in market value as it went from a sellers market to a buyers market in a matter of weeks.

Community Standards

According to CIBC Metropolitan Economic Index, from 2006 to 2007 (Q3- year over year) Edmonton continued to show growth in population and employment with a decrease in unemployment.

As the peak in the Real Estate market occurs it is met with a decrease in business and personal bankruptcy rates. As we look into the 2008 (Q3- year over year) from 2007 there maintains a loss of business and personal bankruptcy rates but also includes a substantial drop in housing starts.

Although the analysis shows a loss of value for homes in 2008 it is not substantial to show an overall housing market drop or significant loss of economy through shutdowns or unemployment.

In fact, in 2008 unemployment continues to fall showing a stable economy from 4.2% unemployment in Q3 of 2007 to 3.7% in Q3, 2008. Despite job losses in Alberta, Edmonton still has one of the lowest unemployment rates in Canada, although the rate is on the rise. Among major Canadian cities, unemployment rate in Edmonton was the third-lowest in the country.

Jones, Leslie

From: Eliane Savard [esavard@royalpage2.com]
Sent: March 27, 2009 3:23 PM
To: Singh, Ram
Subject: RE: Edmonton Depressed Market

Yes, because there was generally one Mill in the town and the entire town's economy was directly linked to that Mill. In past TBS-approved depressed market condition, the Mill was the reason the town actually existed. Mill closures have a devastating impact on many communities, especially in the northern areas of provinces, and cause a domino effect wherein jobs are lost and not replaced by others, residents move out of the area, schools close and banks foreclose on homes. I suggest that the recent Edmonton, Calgary, Vancouver, Toronto etc. market adjustments are quite different than the lumber industry difficulties transferees were faced with in the past.

>> <Ram.Singh@tbs-sct.gc.ca> 27/03/2009 2:58 pm >>>

But we applied depressed calculations when the lumber industry went down

Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes

Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives

Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

ram.singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Tél'imprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

From: Eliane Savard [mailto:esavard@royalpage2.com]
Sent: March 27, 2009 2:23 PM

To: Singh, Ram
Subject: RE: Edmonton Depressed Market

Hello Ram,

Not necessarily, as it does not meet the current IRP definition of depressed market. As market corrections are happening in most parts of the country and due to Canada's global economic situation, I suggest we remain cautious when reviewing depressed market requests. I recommend that a depressed market remains an isolated depressed area versus an overall economic decline.

For your consideration.
Best regards,
Eliane

>>> <Ram.Singh@tbs-sct.gc.ca> 27/03/2009 10:56 am >>>

When the market becomes depressed and sales dry up would it not result in a depressed situation?

Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes

Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives

Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

ram.singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur
613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

From: Eliane Savard [mailto:esavard@royallepage2.com]
Sent: March 27, 2009 10:41 AM
To: Singh, Ram

23/08/2012

00015

Cc: Gagnon, Alain
Subject: RE: Edmonton Depressed Market

Good morning Ram,

I believe that the CF forwarded the supporting documentation to TBS and that Alain has it. Please note that RLRS does not recommend that depressed market status be approved for those two specific files, as it is our analysis that this is a real estate market correction versus a depressed market situation.

Best regards,
Eliane

>>> <Ram.Singh@tbs-sct.gc.ca> 27/03/2009 10:35 am >>>

Thank you for the documentation however I am missing the CF's recommendation and data on the appraised value along with the listing prices, an explanation on what steps were taken to get a sale on each property

R

Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes

Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives

Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

ram.singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur
613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Duplicate

**Pages 16 to / à 17
are duplicates
sont des duplicatas**

**Pages 17 to / à 18
are duplicates
sont des duplicatas**

Jones, Leslie

From: @forces.gc.ca
Sent: June 3, 2009 7:21 PM
To: Singh, Ram
Cc: @forces.gc.ca
Subject: REQUEST FOR HEA FROM CORE - / e-mail 4
Attachments: 21131.jpg; clear.gif; 00269841L01.jpg; 00267111L01.jpg; 00266914L01.jpg; 00273259L01.jpg; 00264967L01.jpg; 00267561L01.jpg; 00268255L01.jpg; 00259403L01.jpg; 00270827L01.jpg; 00272911L01.jpg; 00273559L01.jpg; 00272251L01.jpg; 00272271L01.jpg; 00270123L01.jpg; "AVG certification"

Hello Ram,

Here is the printout from Jan 1 '09 to today. You will note the big drop in prices from listing based on a great market in 2008 to the reality of 2009 where we have dropped like crazy.

From: Marc Villanueva
Sent: Tuesday, 2, June, 2009 07:38 AM
To:
Cc: Maryse Ouellet
Subject: SEARCH RESULTS

Dan,

I will send the '08 info in a separate e-mail.

Marc

2085 St Andrews Way		Zone 2- Comox Valley / Z2		MLS® 269841
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$309,500	
Total Sqft	1,470	List Date	Jan. 21, 2009	

Bedrooms	3	Sale Date	Mar. 13, 2009		
Bathrooms	2	Original Price	\$339,900		
Ensuite	1	Feb. 12, 2009	\$329,900		
Taxes	\$3,054 2008	Mar. 11, 2009	\$309,500		
Age	7	Sale Price	\$309,500		
Yr Blt	2002	DOM	51		
PID #	024916994				
Exterior	Vinyl	Basement	Crawl	Lot Size	6403 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Wheelchair Access, Security System, Garden Area, Thermal Windows, Built In Vacuum, Main Level Entry, Sprinkler System, Fully Fenced				
Site Influence	Easy Access, Golf Course Nearby, Southern Exp, Curb & Gutter, Landscaped, Level Lot, Underground Services				
Listed By	RE/MAX OCEAN PACIFIC REALTY CT				
Level	Main	Down	Up	Other	
Living		16'9X14'2			Lovely Southwind built rancher, located in Highlands on a wonderful established street. Spacious living room features a tile-faced gas fireplace with wood mantle. Access the lovely solarium through sliding glass doors from the dining room. Enjoy the sunny summer days in this special sunroom! The kitchen is designed for ease of work and comes with a breakfast bar and large pantry. Master bedroom features a 3 piece ensuite and a large walk-in closet with extra shelving. The back yard is fully fenced and beautifully landscaped. Underground sprinklers, security system and all appliances complete the package. Just minutes away from Lerwick Nature Park & walking trails. Close to shopping at Aspen Grove Centre & schools. Perfect for 1st time buyers or retirees! More Information
Dining		11'11X10'7			
Kitchen		11'11X9'10			
Mast BR		14'4X12'1			
Bathrms		4PC			
Bedroom		11'10X10			
Bedroom		11'9X9'5			
Ensuite		3PC			
Laundry/Utli		8'4X5'7			
Garage		19'1X18'11			

2939 Elderberry Cres		Zone 2- Comox Valley / Z2		MLS® 267111	
		Courtenay East			
Type	Single Family	Status	Sold		
Style	2 Storey-Main Lev Ent	List Price	\$312,500		
Total Sqft	1,542	List Date	Nov. 3, 2008		
Bedrooms	3	Sale Date	Feb. 13, 2009		
Bathrooms	2	Original Price	\$323,500		
Ensuite		Nov. 14, 2008	\$317,500		
Taxes	\$2,813 2008	Nov. 18, 2008	\$312,500		
Age	5	Sale Price	\$302,000		
Yr Blt	2003	DOM	102		
PID #	025629255				
Exterior	Vinyl	Basement	Slab	Lot Size	6970 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Wkshp-Detached, Thermal Windows, Main Level Entry, Fully Fenced				
Site Influence	Golf Course Nearby, Highway Access, View - Mountain, Curb & Gutter, Landscaped				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living		17'8X14			Pristine East Courtenay home. This quality built home is close to schools, water park, college, and golfing. The large windows add to the natural light in the home. The tasteful interior design and floor plan complement the warm earth tone colours. Classy wall sconces, lights and fans are just some upgrades. There is a rich mix of flooring throughout and a 2nd large bathroom upstairs. A variety of mountain views. Landscaped front/back yards with southern views. As another extra touch there is a custom built shed/workshop to help you out. View the virtual tour at mls.ca, #267111. More information
Dining		14X14			
Kitchen		11X9'10			
Mast BR			16X12'4		
Bathrms		2PC	4PC		
Bedroom			11X10'7		
Bedroom			12'6X9		
Store/Wkshp		10X10		10X10	

2017 Valley View Drive		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 266914	
Type	Single Family	Status	Sold		
Style	Grd Lev Ent-Main Up	List Price	\$319,900		
Total Sqft	2,097	List Date	Oct. 29, 2008		
Bedrooms	4	Sale Date	May 5, 2009		
Bathrooms	3	Original Price	\$359,000		
Ensuite	1	Apr. 8, 2009	\$334,900		
Taxes	\$2,912 2007	Apr. 27, 2009	\$319,900		
Age	18	Sale Price	\$312,000		
Yr Blt	1990	DOM	188		
PID #	015956954				
Exterior	Vinyl	Basement	Part	Lot Size	7841 sq.ft.
#Fireplaces	1	Bsmt Dev	Partly Finished	Width (ft)	65
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Built In Vacuum				
Site Influence	Golf Course Nearby, View - Mountain, Curb & Gutter, Landscaped				
Listed By	RE/MAX OCEAN PACIFIC REALTY CT				
Level	Main	Down	Up	Other	Fabulous 4 bedroom family home in East Courtenay conveniently located close to schools, recreation and shopping. This home has lots to offer including a renovated kitchen with an open plan concept and a separate family room on the lower level. There is also new carpet and lino just installed and some rooms have just been repainted. There is a gas fitting on the deck for the BBQ and the wiring is in place on the back patio to add your own hot tub. The house is sided in low maintenance vinyl and the roof is only 4 years old. The back yard is completely fenced, landscaped and has a storage shed. An attached double garage completes this package. Wow, all you need to do is move in and start enjoying your new home. Quick possession available. More information
Living		15X13			
Dining		13X9			
Kitchen		17X10'3			
Mast BR		11'4X13'10			
Bathrms	3PC	4PC			
Family Room	12'8X21				
Bedroom	9'8X11'10	12'2X10'1			
Other	18'8X9'9				
Bedroom		10'9X9'7			
Ensuite		4PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not Intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2967 Huckleberry Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 273259
Type	Single Family	Status	Sold	
Style	2 Storey-Main Lev Ent	List Price	\$322,900	
Total Sqft	1,810	List Date	Mar. 20, 2009	
Bedrooms	3	Sale Date	May 12, 2009	
Bathrooms	3	Original Price	\$334,900	
Ensuite	1	Apr. 21, 2009	\$329,900	
Taxes	\$2,974 2008	May 7, 2009	\$322,900	
Age	4	Sale Price	\$321,000	
Yr Blt	2005	DOM	53	
PID #	026051249			
Exterior	Vinyl	Basement	Slab	Lot Size
#Fireplaces		Bsmt Dev		Width (ft)
Heating	Baseboard	Construction	Frame	Sewer
Amenties	Garden Area, Thermal Windows, Main Level Entry, Sprinkler System			
Site Influence	Central location, Highway Access			
Listed By	RE/MAX MARC VILLANUEVA REALTY			
Level	Main	Down	Up	Other
Living		15X12		IMMACULATE. This 4 year old home is located on a quiet cul-de-sac in an area of newer homes. Features include new paint, laminate and berber flooring, a spacious, open floor plan brightened by skylights, a great kitchen layout complete with Island and slider onto the patio. The bonus room over the garage could be used as a family room, or a large 4th bedroom. The fully fenced backyard has sprinkler system, is private, and there are no houses behind the property. Remainder of New Home Warranty, call for more details. More information
Dining		14X11		
Kitchen		12X10		
Mast BR			15X11	
Bathrms		2PC	4PC	
Family Room		11X9		
Bedroom			10X10	
Laundry/Ut			6X6	
Bedroom			12X9	
Ensuite			3PC	

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not Intended to solicit properties already listed for sale.* Personal Real Estate Corporation

902 Thorpe Ave		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 264967
Type	Single Family	Status	Sold	
Style	Grd Lev Ent-Main Up	List Price	\$329,900	
Total Sqft	2,015	List Date	Sept. 22, 2008	
Bedrooms	3	Sale Date	Feb. 24, 2009	
Bathrooms	3	Original Price	\$369,000	
Ensuite	1	Oct. 28, 2008	\$349,000	
Taxes	\$3,271 2008	Feb. 4, 2009	\$329,900	
Age	22	Sale Price	\$326,000	
Yr Blt	1986	DOM	155	
PID #	001145428			
Exterior	Vinyl	Basement	Full	Lot Size
#Fireplaces	2	Bsmt Dev	Fully Finished	Width (ft)
Heating	Baseboard	Construction	Frame	Sewer
Amenties	Garden Area, Thermal Windows, Wkshp in House			
Site Influence	Easy Access, Private Setting, View - Mountain, Southern Exp, Recreation Nearby, Quiet Area			
Listed By	RE/MAX OCEAN PACIFIC REALTY CT			
Level	Main	Down	Up	Other
Living		17X16		You can enjoy the dramatic 180 degree vlew of the Beaufort Mountains and Comox Glacier from this amazing East Courtenay home. With over 2000 sq ft 3 bedrooms and 3 bathrooms there is plenty of room for the growing family. Upstairs has 2 bedrooms, a bright open kitchen and dining room with sliding doors leading to 2 spacious decks. The sunken living room has a vaulted ceiling plus an energy efficient wood stove. Downstairs is a great place for the teens with a family room, bedroom and workshop. This spacious home is filled with detail including a master bedroom with a walk in closet and en suite, large windows, 2 stoves (wood and propane) for alternative heat, new roof September 08, attached workshop, private back yard and a wrap around deck to
Dining		13'8X11'5		
Kitchen		11'5X10'5		
Mast BR		14'5X13'10		
Bathrms	3PC	4PC		
Bedroom		11'5X10'9		
Bedroom	10'7X12'4			
Family Room	13'5X16'7			
Store/Wkshp	8'5X13			

Store/Wkshp **11'5X6'3**

take full advantage of the glorious views. This home is a must see! [More information](#)

2143 Stirling Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 267561	
Type	Single Family	Status	Sold		
Style	2 Storey-Main Lev Ent	List Price	\$334,900		
Total Sqft	1,947	List Date	Nov. 13, 2008		
Bedrooms	3	Sale Date	Mar. 11, 2009		
Bathrooms	3	Original Price	\$359,000		
Ensuite	1	Dec. 2, 2008	\$349,000		
Taxes	\$3,240 2008	Feb. 5, 2009	\$334,900		
Age	3	Sale Price	\$327,000		
Yr Blt	2005	DOM	118		
PID #	025504258				
Exterior	Vinyl	Basement		Lot Size	7841 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, R/I Vacuum, Kitchen Built-in(s), Fully Fenced				
Site Influence	Golf Course Nearby, View - Mountain, Landscaped				
Listed By	COAST REALTY GROUP CV LTD (CT)				
Level	Main	Down	Up	Other	<p>Gaze at the Beaufort mountain range from this immaculate 3 year young home. Featuring a nicely designed, open, spacious living area and 3 good sized bedrooms including a generous sized master bedroom and ensuite. Enjoy the country style veranda, the large fenced back yard and there is a double garage. Situated in a welcoming neighbourhood and walking distance to parks, walking paths, shopping, schools and bus stops. This one is worth the look! More information</p>
Living		14X14			
Dining		17X11			
Kitchen		13X10			
Mast BR			15X12		
Bathrms		2PC	4PC		
Family Room		19X13			
Laundry/Uti		10X10			
Bedroom			12X9'6		
Bedroom			11X10		
Ensuite			3PC		

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

4671 Salal Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 268255	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$339,000		
Total Sqft	1,563	List Date	Dec. 1, 2008		
Bedrooms	3	Sale Date	Mar. 18, 2009		
Bathrooms	2	Original Price	\$364,900		
Ensuite	1	Jan. 12, 2009	\$346,000		
Taxes	\$2,675 2008	Mar. 16, 2009	\$339,000		
Age	2	Sale Price	\$336,000		
Yr Blt	2006	DOM	107		
PID #	026442655				
Exterior	Vinyl	Basement	Crawl	Lot Size	8250 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	66
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Main Level Entry, Sprinkler System, Fully Fenced				
Site Influence	Golf Course Nearby, Curb & Gutter, Sidewalk, Recreation Nearby, Quiet Area, No Thru Road, Cul-de-sac, Landscaped, Underground Services				
Listed By	RE/MAX OCEAN PACIFIC REALTY CT				
Level	Main	Down	Up	Other	<p>Enjoy all the benefits of a new home without the hassle of paying for GST and landscaping. This 3 bedroom, 2 bath rancher is located in a quiet neighbourhood. In the open concept great room you'll enjoy a stunning kitchen with a glass tile backsplash and stainless steel appliances as well as a toasty warm gas fireplace in the living room. Down the hallway in the master bedroom there is a spacious walk-in closet & gorgeous ensuite. The fully finished double garage is heated and has 200 amp service for all your high powered tools. Beautifully landscaped with in-ground sprinkler system and fully fenced yard. Just pack up and move on in, all the work is done. More information</p>
Living		20'6X16			
Dining		12X10			
Kitchen		11X10'10			
Mast BR		15'11X12'3			
Bathrms		4PC			
Bedroom		12X9'11			
Bedroom		12X9'4			
Laundry/Uti		6X5'2			
Garage		20'3X19'6			
Ensuite		4PC			

1801 Mallard Drive		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 259403	
Type	Single Family	Status	Sold		
Style	2 Storey-Main Lev Ent	List Price	\$344,000		
Total Sqft	1,912	List Date	June 26, 2008		
Bedrooms	3	Sale Date	Feb. 14, 2009		
Bathrooms	3	Original Price	\$389,900		
Ensuite	1	Nov. 13, 2008	\$358,900		
Taxes	\$2,887 2007	Jan. 28, 2009	\$344,000		
Age	14	Sale Price	\$335,000		
Yr Blt	1994	DOM	233		
PID #	017873908				
Exterior	Vinyl	Basement	Crawl	Lot Size	7840 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	67
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, RV Parking, Main Level Entry				
Site Influence	Golf Course Nearby, View - Mountain, Quiet Area, Landscaped, Level Lot				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	<p>Wonderful 3 bedroom family home in desirable Courtenay East!! This home has an impressive & gorgeous remodeled kitchen with tile flooring open to family room with gas fireplace!! There is an open space off the family room that works well for the computer. Access to large deck & back yard through sliding glass doors. The spacious sunken living room features new bamboo flooring & vaulted ceilings!! All 3 bedrooms are upstairs & the master bedroom features a large, 4-piece ensuite. Great mountain views so do consider this great family home in Courtenay East!! More information</p>
Living		21'9X11'9			
Dining		11'10X6'9			
Kitchen		10'6X10'6			
Mast BR			12X17'2		
Bathrms		2PC	4PC		
Family Room		17'3X14'6			
Other		6'9X7'6			
Bedroom			8'4X10'11		
Bedroom			10'5X10'9		
Eating Nook		10'2X9			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1842 Teal Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 270827
Type	Single Family	Status	Sold	
Style	Grd Lev Ent-Main Up	List Price	\$349,000	
Total Sqft	2,178	List Date	Feb. 9, 2009	
Bedrooms	4	Sale Date	May 14, 2009	
Bathrooms	3	Original Price	\$389,000	
Ensuite	1	Mar. 23, 2009	\$375,900	
Taxes	\$2,973 2008	Apr. 7, 2009	\$349,000	
Age	14	Sale Price	\$330,000	
Yr Blt	1995	DOM	94	
PID #	018310371			
Exterior	Vinyl	Basement	Lot Size	6970 sq.ft.
#Fireplaces	2	Bsmt Dev	Width (ft)	
Heating	Baseboard	Construction	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Built In Vacuum, Fully Fenced			
Site Influence	View - Mountain, Cul-de-sac			
Listed By	RE/MAX OCEAN PACIFIC REALTY CT			
Level	Main	Down	Up	Other
Living		12'9X11		
Dining		10X8		
Kitchen		9X9		
Mast BR		13X11'8		
Bathrms	3PC	4PC		
Eating Nook		9'4X8'5		
Bedroom	10X11'4	10X9		
Bedroom		10X9'10		
Den	9X9			
Family Room	14X15			
Is location important to you? This 4 bedroom family home is situated in a very desirable Courtenay east cul-de-sac close to great schools, recreation, shopping and CFB Comox. Lots of sunlight with beautiful mountain and Glacier views make this home stand out! Great family layout with formal living and dining, eating nook off the kitchen, rec room downstairs complete with a wet bar, office space/den, 2 gas fireplaces, plenty of windows and lots of recent updates. The backyard is perfect for everyone in the family with raised garden beds and southern exposure for moms gardening, mini basketball court for the kids and a double garage and tool shed for dads toys. You definitely want to add this to your list and make this your new Home! More information				

1482 Sitka Ave		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 272911
Type	Single Family	Status	Sold	
Style	Grd Lev Ent-Main Up	List Price	\$349,000	
Total Sqft	2,578	List Date	Mar. 11, 2009	
Bedrooms	4	Sale Date	May 6, 2009	
Bathrooms	3	Original Price	\$369,000	
Ensuite	1	Mar. 31, 2009	\$359,000	
Taxes	\$3,267 2008	Apr. 28, 2009	\$349,000	
Age	7	Sale Price	\$330,000	
Yr Blt	2002	DOM	56	
PID #	018216625			
Exterior	Vinyl	Basement	Full	Lot Size
#Fireplaces		Bsmt Dev	Partly Finished	Width (ft)
Heating	Baseboard	Construction	Frame	Sewer
Amenties	Wkshop in House, Fully Fenced			
Site Influence	View - Mountain, Sidewalk, Landscaped			
Listed By	RE/MAX MARC VILLANUEVA REALTY			
Level	Main	Down	Up	Other
Living		12X17		
Dining				
Kitchen		13X15		
Mast BR		12X13		
Bathrms		4PC		
Bedroom		9X10	12X14	
Bedroom		9X10		
Den	8X9			
Laundry/Utli	7X8			
Other	12X34			
Bring the family to this large home with a spacious unique design. Located on a quiet no thru road close to all schools and parks, this 3 level home features 4 bedrooms, plus a den, and a large loft featuring a full bathroom and a large bedroom on the top floor. Further features include laminate flooring throughout, ceramic tile in the bathrooms, gas fireplace, and a bright sunny living room with a fabulous mountain view and the kitchen has a convenient large island in the centre and the backyard is fully fenced. Bring the family in time for summer. More information				

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

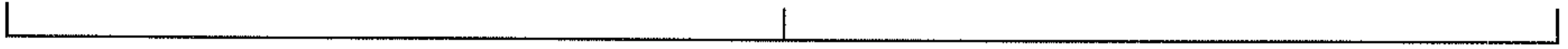
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

505 Robertson Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 273559
Type	Single Family	Status	Sold	
Style	M Lev Ent w/Bsmt	List Price	\$349,500	
Total Sqft	2,504	List Date	Mar. 26, 2009	
Bedrooms	4	Sale Date	Apr. 23, 2009	
Bathrooms	3	Original Price	\$369,900	
Ensuite	1	Apr. 22, 2009	\$349,500	
Taxes	\$3,199 2008	Sale Price	\$345,500	
Age	13	DOM	28	
Yr Blt	1996			
PID #	017989515			
Exterior	Vinyl	Basement	Full	Lot Size
#Fireplaces	1	Bsmt Dev	Fully Finished	Width (ft)
Heating	Forced Air	Construction	Frame	Sewer
				12937 sq.ft.
				Connected
Amenties	Additional Accom., Wheelchair Access, Garden Area, Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Main Level Entry, Fully Fenced			
Site Influence	Central location, Easy Access, Family Oriented, Private Setting, View - Mountain, Cul-de-sac, Landscaped			
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		13X15		A PLACE to call home! where quality meets practicality. Bright spacious rancher with walk out basement located on quiet E Courtenay cul-de-sac is sure to impress! This 2500 sgft home is tastefully decorated with neutral modern paint, newer laminate, slate & tile, carpets & countertops. The main floor features a formal living room with gas fireplace, dining room & bright modern kitchen with lots of cupboard space leading out to sun deck. Enjoy the master on the main with full ensuite. 2 more bdrms & a 2nd bath complete the main floor layout. Downstairs, enjoy the 34X12 sqft pub style rec room equipped with wet bar, pool table & French doors out to the patio. A family room, huge laundry room with double sink, 4th bdrm & 4pc bath complete the downstairs package. This set up has -n-law suite potential for extended family with plumbing in place. Fully fenced, .29 acre lot with mature terraced landscaping. Lots of extras here including double garage, central vac, garden shed, mud room. More information
Dining		13X9		
Kitchen		14X10		
Mast BR		12X12		
Bathrms	4PC	4PC		
Bedroom	9X13	9X10		
Bedroom		10X10		
Rec Room	34X12			
Family Room	17X12			
Laundry/Util	14X11			

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

511 Robertson Place		Zone 2- Comox Valley / Z2		MLS® 272251	
		Courtenay East			
Type	Single Family	Status	Sold		
Style	M Lev Ent w/Bsmt	List Price	\$359,900		
Total Sqft	2,504	List Date	Mar. 5, 2009		
Bedrooms	5	Sale Date	Apr. 13, 2009		
Bathrooms	3	Original Price	\$359,900		
Ensuite	1				
Taxes	\$3,085 2007				
Age	12	Sale Price	\$325,000		
Yr Blt	1997	DOM	39		
PID #	017989523				
Exterior	Vinyl	Basement	Full	Lot Size	9583 sq.ft.
#Fireplaces	2	Bsmt Dev	Fully Finished	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Main Level Entry, Sprinkler System				
Site Influence	View - Mountain, Southern Exp, Cul-de-sac				
Listed By	RE/MAX MARC VILLANUEVA REALTY				
Level	Main	Down	Up	Other	Wonderful family home located on a quiet cul de sac in the heart of East Courtenay. Close to schools and parks, this 5 bedroom home is superb with over 2500 square feet fully finished, with laminate floors, 2 gas fireplaces, 3 full baths, vaulted ceilings and a large lot. Kitchen is bright with a Southern exposure, and features maple cabinets, eat in nook, and a door to step out to the spacious deck in the back yard. Downstairs has a large family room, and plenty of room for the kids. More information
Living		16X15			
Dining		15X9			
Kitchen		13X9			
Mast BR		12X11			
Bathrms	4PC	4PC			
Bedroom	14X9	9X8			
Bedroom	13X12	9X9			
Family Room	34X12				
Other	14X14				
Ensuite		3PC			

877 Waddington Cres		Zone 2- Comox Valley / Z2		MLS® 272271	
		Courtenay East			
Type	Single Family	Status	Sold		
Style	Split Level Home	List Price	\$374,900		
Total Sqft	2,196	List Date	Mar. 4, 2009		
Bedrooms	4	Sale Date	Apr. 5, 2009		
Bathrooms	3	Original Price	\$374,900		
Ensuite	1				
Taxes	\$3,157 2008				
Age	7	Sale Price	\$362,000		
Yr Blt	2002	DOM	32		
PID #	025086537				
Exterior	Vinyl	Basement	Not Full Height	Lot Size	7405 sq.ft.
#Fireplaces	1	Bsmt Dev	Fully Finished	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Built In Vacuum, RV Parking, Main Level Entry, Sprinkler System, Fully Fenced				
Site Influence	Golf Course Nearby, View - Mountain, Southern Exp, Curb & Gutter, Landscaped				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	A popular West Haven split level style home with some great mountain views! The welcoming front porch leads into open concept main level with bright living room at the front, a terrific kitchen with lots of maple cabinets, eating bar, modern lighting and upgraded accents such as a plate rack and glass door cabinet. The dining area opens to the family room with cozy gas fireplace and exit to the large back deck. Upstairs, there are three bedrooms; the master featuring a walk-in closet plus a soaker tub in the ensuite and excellent views. The finished basement has a 4th bedroom and large rec room. Outside there is RV parking, garage shelving for storage, a fully fenced backyard, good landscaping with fish pond and fruit trees. More information
Living		16X11			
Dining		13X9			
Kitchen		11X9			
Mast BR			12X10		
Bathrms		2PC	4PC		
Bedroom	16X4		11X9		
Bedroom			11X9		
Rec Room	16X12				
Ensuite			3PC		



This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1551 Mallard Drive		Zone 2- Comox Valley / Z2		MLS® 270123	
Courtenay East					
Type	Single Family	Status	Sold		
Style	Grd Lev Ent-Main Up	List Price	\$389,900		
Total Sqft	2,257	List Date	Jan. 27, 2009		
Bedrooms	4	Sale Date	Apr. 20, 2009		
Bathrooms	3	Original Price	\$389,900		
Ensuite	1				
Taxes	\$3,056 2008				
Age	17	Sale Price	\$350,000		
Yr Blt	1992	DOM	83		
PID #	017680565				
Exterior	Stucco	Basement	Part	Lot Size	10890 sq.ft.
#Fireplaces	1	Bsmt Dev	Fully Finished	Width (ft)	
Heating	Forced Air	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Fully Fenced				
Site Influence	Central location, Golf Course Nearby, View - Mountain, Southern Exp, Shopping Nearby, Landscaped				
Listed By	COAST REALTY GROUP CV LTD (CT)				
Level	Main	Down	Up	Other	Exceptional Mountain views will be yours to enjoy from this executive style 4 bedroom, 3 full bath home. There will be more than enough room for everyone with 3 bedrooms and 2 full baths on the main floor and 1 bedroom, 1 full bath, spacious family room plus a den downstairs! This home features a bright step saver kitchen with heated tiled floors and patio doors to the large sunny deck overlooking the huge back yard, and an open elegant dining and living room area with hardwood floors and a cozy gas fireplace. The extra large back yard is fenced and offers a garden area and plenty of room for the kids, pets, friends and family to enjoy and there is a park walk way in the back for after dinner strolls! Also offering a double garage and a new roof! Put this one at the top of the list!! More information
Living		18X13'10			
Dining		11'8X10			
Kitchen		21X9			
Mast BR		13X11'9			
Bathrms	4PC	4PC			
Bedroom	12'5X10'9	11'9X9'7			
Bedroom		10X10			
Family Room	13'7X12				
Den	17X8'8				
Ensuite		4PC			

Jones, Leslie

From: @forces.gc.ca
Sent: June 3, 2009 7:21 PM
To: Singh, Ram
Cc: @forces.gc.ca
Subject: REQUEST FOR HEA FROM CORE - / e-mail 2

Good day Ram,

Here is e-mail 2.

What you will find in this one is a bunch of houses that were put for sale sometimes in 2008 at the current high market prices (when I bought my house) and for what ever reasons did not sale or was taken off the market and then was put back for sale in 2009 and sold for incredibly lower prices at a declined market.

1482 Sitka Ave				More Photos	
Zone	Zone 2- Comox Valley			Status	Expired
Sub Area	Z2 Courtenay East			Title	Freehold
City	Courtenay			Strata Fee	
Sub/Complex				Possession	TENANCY
Type	Single Family			Current Price	\$399,000
Bldg Char	Grd Lev Ent-Main Up			Original Price	\$439,000
Taxes	\$3,078 2007			Sept. 29, 2008	\$399,000
MLS#	254547			Sale Price	
Zoning	Single Family			DOM	265
Z. Type	R1				
Year Built	2002				
Interior		Style		Features	
Age	6	Exterior	Vinyl	Flooring	Laminate
Bedrooms	4	Roof	Asphalt Shingle	Insulation	Walls:Yes Cell:Yes
Bathrooms	3	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Baseboard
# Fireplaces		Basement	Full	Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel	Partly Finished	Sewer	Connected
Complex Information					
Floors In Bldg		Levels Per Unit		Units In Bldg	
Air Conditioning		Units In Complex		Display Suite #	
Laundry					
Fee Incl					
Shared Amenities					
Outdoor Area	One Patio				
Rooms (Fin. Sqft.: Total Sqft.: 2,578)				Exterior Features	
Level	Down	Main	Up	Other	Width (Ft)
Entrance					Depth (Ft)
Living		12X17			Lot Area (Acres) 0.19
Dining					Lot Area (Sqft) 8,276
Kitchen		13X15			Lot Size 8276 sq.ft.
Mast BR		12X13			Parking Garage - Double
					Elementary
					Middle

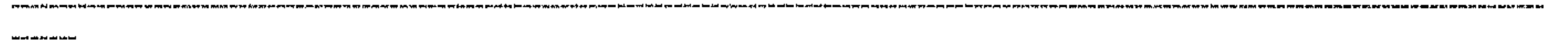
Bathroom	4PC		Secondary Amenities	Wkshop in House, Fully Fenced
Bedroom	9X10	12X14	Site Influences	View - Mountain, Sidewalk, Landscaped
Bedroom	9X10		Chattels	
Den	8X9		Legal & Mortgage	
Laundry/Util	7X8		Legal	LT B PL VIP 56347 LD 15 SEC 47
Other	12X34		PID #	018216625
Family Room		17X19	Tax Roll #	
Ensuite	4PC		Restrictions	Unknown
Bathroom	4PC		Mortgage	Refer to Mortgagee
Total SqFt	776	1,115	687	
Realtor Rmks	Note: Tenanted with term ending June 30, 08.			
Agent Info	Phone Tenant, Tenant Occupied			
Commission	3 100m/1.5 Bal		Listing Date	Apr. 25, 2008
Seller	Do not Solicit		Expiry Date	Jan. 15, 2009
Tenant	TOD & LISA331-0282		Sale Date	
Listing Office/Salesperson Info			Pager	Phone
Office 1	RE/MAX Marc Villanueva Realty			(250) 339-2021
Slsp 1	Villanueva, Marc		250-339-2021	(250) 339-2021
Office 2				
Slsp 2				
Office 3				
Slsp 3				
Selling Office/Salesperson Info			Phone	
Office 1				
Slsp 1				
Office 2				
Slsp 2				
Office 3				
Slsp 3				
<p>Bring the family to this large home with a spacious, unique design. Located on a quiet no-thru road close to all schools and parks, this 3 level home features 4 bedrooms plus a den and a large loft featuring a full bathroom and a large bedroom on the top floor. Further features include laminate flooring throughout, ceramic tile in the bathrooms, gas fireplace and a bright sunny living room with a mountain view and the kitchen has a convenient large island in the center. Boasting mountain views and a fully fenced backyard; bring the family in time for summer.</p>				

1482 Sitka Ave				More Photos			
Zone	Zone 2- Comox Valley		Status	Sold			
Sub Area	Z2 Courtenay East		Title	Freehold			
City	Courtenay		Strata Fee				
Sub/Complex			Possession	TBA			
Type	Single Family		Current Price	\$349,000			
Bldg Char	Grd Lev Ent-Main Up		Original Price	\$369,000			
Taxes	\$3,267 2008		Mar. 31, 2009	\$359,000			
MLS#	272911		Apr. 28, 2009	\$349,000			
Zoning	Single Family		Sale Price	\$330,000			
Z. Type	R1		DOM	56			
Year Built	2002						
Interior		Style		Features			
Age	7	Exterior	Vinyl	Flooring	Laminate		
Bedrooms	4	Roof	Asphalt Shingle	Insulation	Walls:Yes Cell:Yes		
Bathrooms	3	Construction	Frame	Fuel	Electric		
Ensuite	1	Foundation	Yes	Heating	Baseboard		
# Fireplaces		Basement	Full	Water	Municipal		
Fireplace Type	Natural Gas	Bsmt Devel	Partly Finished	Sewer	Connected		
Complex Information							
Floors In Bldg		Levels Per Unit		Units In Bldg			
Air Conditioning	None	Units In Complex		Display Suite #			
Laundry							
Fee Incl							
Shared Amenities							
Outdoor Area	One Patio						
Rooms (Fin. Sqft.: Total Sqft.: 2,578)			Exterior Features				
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.19
Entrance					Depth (Ft)	Lot Area (Sqft)	8,276
Living		12X17			Lot Size		8276 sq.ft.
Dining					Parking		Garage - Double
Kitchen		13X15			Elementary		
Mast BR		12X13			Middle		
Bathroom		4PC			Secondary		
Bedroom		9X10	12X14		Amenities	Wkshop in House, Fully Fenced	
Bedroom		9X10			Site Influences	View - Mountain, Sidewalk, Landscaped	
Den	8X9				Chattels		
Laundry/Util	7X8				Legal & Mortgage		
Other	12X34				Legal	LT B PLAN VIP 56347 LD 15 SEC 47	
Family Room			17X19		PID #	018216625	
Ensuite		4PC			Tax Roll #		
Bathroom		4PC					

Total SqFt	776	1,115	687	Restrictions Mortgage	Unknown
Realtor Rmks					Refer to Mortgagee
Agent Info	Keybox, Vacant			Listing Date	Mar. 11, 2009
Commission	3 100m/1.5 Bal			Expiry Date	
Seller	SAUNDERS, C & T C/O LS			Sale Date	May 6, 2009
Tenant					
Listing Office/Salesperson Info			Pager	Phone	
Office 1	RE/MAX Marc Villanueva Realty			(250) 339-2021	
Sls 1	Villanueva, Marc		250-339-2021	(250) 339-2021	
Office 2					
Sls 2					
Office 3					
Sls 3					
Selling Office/Salesperson Info				Phone	
Office 1	RE/MAX Ocean Pacific Realty Cx			(250) 339-2021	
Sls 1	McLoughlin, Wayne			(250) 339-2021	
Office 2					
Sls 2					
Office 3					
Sls 3					
<p>Bring the family to this large home with a spacious unique design. Located on a quiet no thru road close to all schools and parks, this 3 level home features 4 bedrooms, plus a den, and a large loft featuring a full bathroom and a large bedroom on the top floor. Further features include laminate flooring throughout, ceramic tile in the bathrooms, gas fireplace, and a bright sunny living room with a fabulous mountain view and the kitchen has a convenient large island in the centre and the backyard is fully fenced. Bring the family in time for summer.</p>					

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty
 282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation



511 Robertson Place				More Photos		
Zone	Zone 2- Comox Valley			Status	Expired	
Sub Area	Z2 Courtenay East			Title	Freehold	
City	Courtenay			Strata Fee		
Sub/Complex				Possession	TBA	
Type	Single Family			Current Price	\$367,500	
Bldg Char	M Lev Ent w/Bsmt			Original Price	\$374,900	
Taxes	\$3,085 2007			Nov. 28, 2008	\$367,500	
MLS#	264106			Sale Price		
Zoning	Single Family			DOM	143	
Z. Type	R1					
Year Built	1997					
Interior		Style		Features		
Age	11	Exterior	Vinyl	Flooring	Mixed	
Bedrooms	5	Roof	Asphalt Shingle	Insulation	Walls:Yes Cell:Yes	
Bathrooms	3	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Baseboard	
# Fireplaces	2	Basement	Full	Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel	Fully Finished	Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units in Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 2,504 Total Sqft.: 2,504)			Exterior Features			
Level	Down	Main	Up	Other		
Entrance					Width (Ft)	
Living		16X15			Depth (Ft)	
Dining		15X9			Lot Area (Acres) 0.22	
Kitchen		13X9			Lot Area (Sqft) 9,583	
Mast BR		12X11			Lot Size 9583 sq.ft.	
Bathroom	4PC	4PC			Parking Garage - Double	
Bedroom	14X9	9X8			Elementary	
Bedroom	13X12	9X9			Middle	
Family Room	34X12				Secondary	
Other	14X14				Amenities Garden Area, Thermal Windows, Main Level Entry, Sprinkler System	
Ensuite		3PC			Site Influences View - Mountain, Southern Exp, Cul-de-sac	
					Chattels INCL: ALL WINDOW COVERINGS	
					Legal & Mortgage	
					Legal	LT 26 LD 15 PLAN VIP 55365
					PID #	00000000
					Tax Roll #	
					Restrictions	
					Mortgage	Refer to Mortgagee
Total Sqft	1,252	1,252				
Realtor Rmks	Tenants - require 24 hr notice.					
Agent Info	Phone Licensee, Tenant Occupied					
Commission	3.5 100m/1.5 Bal					
Seller	Do not Solicit					
Tenant				Listing Date	Sept. 8, 2008	
				Expiry Date	Jan. 29, 2009	
				Sale Date		
Listing Office/Salesperson Info			Pager		Phone	
Office 1	RE/MAX Marc Villanueva Realty				(250) 339-2021	
Sls 1	Villanueva, Marc			250-339-2021	(250) 339-2021	
Office 2						
Sls 2						
Office 3						
Sls 3						
Selling Office/Salesperson Info			Phone			
Office 1						
Sls 1						
Office 2						
Sls 2						
Office 3						
Sls 3						
<p>Wonderful family home located on a quiet cul de sac in the heart of East Courtenay. Close to schools and parks, this 5 bedroom home is superb with over 2500 square feet. Fully finished, with laminate floors, 2 gas fireplaces, 3 full baths, vaulted ceilings and a large lot. Kitchen is bright with a Southern exposure, and features maple cabinets, eat in nook, and a door to step out to the spacious deck in the back yard. Downstairs has a large family room, and plenty of room for the kids. All measurements approximate, verify if important.</p>						

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
 282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

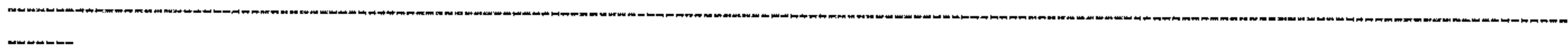
511 Robertson Place				More Photos	
Zone	Zone 2- Comox Valley		Status	Sold	
Sub Area	Z2 Courtenay East		Title	Freehold	
City	Courtenay		Strata Fee		
Sub/Complex			Possession	TENANCY	
Type	Single Family		Current Price	\$359,900	
Bldg Char	M Lev Ent w/Bsmt		Original Price	\$359,900	
Taxes	\$3,085 2007		Sale Price	\$325,000	
MLS#	272251		DOM	39	
Zoning	Single Family				
Z. Type	R1				
Year Built	1997				
Interior		Style		Features	
Age	12	Exterior	Vinyl	Flooring	Mixed
Bedrooms	5	Roof	Asphalt Shingle	Insulation	Walls:Yes Ceil:Yes
Bathrooms	3	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Baseboard
# Fireplaces	2	Basement	Full	Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel	Fully Finished	Sewer	Connected
Complex Information					
Floors In Bldg		Levels Per Unit		Units In Bldg	
Air Conditioning		Units In Complex		Display Suite #	
Laundry					
Fee Incl					
Shared Amenities					
Outdoor Area					
Rooms (Fin. Sqft.: 2,504 Total Sqft.: 2,504)			Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)
Entrance					Depth (Ft)
Living		16X15			Lot Size
Dining		15X9			Parking
Kitchen		13X9			Elementary
Mast BR		12X11			Middle
Bathroom	4PC	4PC			Secondary
Bedroom	14X9	9X8			Amenities
Bedroom	13X12	9X9			Site Influences
Family Room	34X12				Chattels
Other	14X14				
Ensuite		3PC			
Total SqFt	1,252	1,252			
Legal & Mortgage Legal LT 26 LD 15 PLAN VIP 55365 PID # 017989523 Tax Roll # Restrictions Mortgage Refer to Mortgagee					
Realtor Rmks Agent Info Phone Licensee, Tenant Occupied Commission 3.5 100m/1.5 Bal Seller SAVAGE, A & P C/O LS Tenant					
			Listing Date	Mar. 5, 2009	
			Expiry Date		
			Sale Date	Apr. 13, 2009	
Listing Office/Salesperson Info			Pager	Phone	
Office 1	RE/MAX Marc Villanueva Realty			(250) 339-2021	
Sls 1	Villanueva, Marc		250-339-2021	(250) 339-2021	
Office 2					
Sls 2					
Office 3					
Sls 3					
Selling Office/Salesperson Info			Phone		
Office 1	Royal LePage-Comox Valley (Cv)		(250) 334-3124		
Sls 1	Edgett, Phil		(250) 334-3124		
Office 2					
Sls 2					
Office 3					
Sls 3					
Wonderful family home located on a quiet cul de sac in the heart of East Courtenay. Close to schools and parks, this 5 bedroom home is superb with over 2500 square feet fully finished, with laminate floors, 2 gas fireplaces, 3 full baths, vaulted ceilings and a large lot. Kitchen is bright with a Southern exposure, and features maple cabinets, eat in nook, and a door to step out to the spacious deck in the back yard. Downstairs has a large family room, and plenty of room for the kids.					

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
 282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation



877 Waddington Cres				More Photos	
Zone	Zone 2- Comox Valley		Status	Cancelled	
Sub Area	Z2 Courtenay East		Title	Freehold	
City	Courtenay		Strata Fee		
Sub/Complex			Possession	TBA	
Type	Single Family		Current Price	\$399,900	
Bldg Char	Split Level Home		Original Price	\$449,900	
Taxes	\$3,166 2007		June 13, 2008	\$429,000	
MLS#	253211		July 14, 2008	\$399,900	
Zoning	Single Family		Sale Price		
Z. Type	R1		DOM	171	
Year Built	2002				
Interior		Style		Features	
Age	6	Exterior	Vinyl	Flooring	Mixed
Bedrooms	4	Roof	Asphalt Shingle	Insulation	Walls:Yes Ceil:Yes
Bathrooms	3	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Baseboard
# Fireplaces	1	Basement	Not Full Height	Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel	Fully Finished	Sewer	Connected
Complex Information					
Floors In Bldg		Levels Per Unit		Units In Bldg	
Air Conditioning		Units In Complex		Display Suite #	
Laundry					
Fee Incl					
Shared Amenities					
Outdoor Area					
Rooms (Fin. Sqft.: 2,196 Total Sqft.: 2,196)			Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)
Entrance					Depth (Ft)
Living		16X11			Lot Area (Acres) 0.17
Dining		13X9			Lot Area (Sqft) 7,405
Kitchen		11X9			Lot Size 7405 sq.ft.
Master BR			12X10		Parking Garage - Double
Bathroom		2PC	4PC		Elementary VALLEY VIEW
Bedroom	16X4		11X9		Middle
Bedroom			11X9		Secondary ISFELD
Rec Room	16X12				Amenities Garden Area, Thermal Windows, RV Parking, Main Level Entry, Fully Fenced
Ensuite			3PC		Site Influences Golf Course Nearby, View - Mountain, Southern Exp, Curb & Gutter, Landscaped
					Chattels INCL; DISHWASHER, GARAGE DOOR OPENER
					Legal & Mortgage
					Legal LT 17 PL VIP 72508 DL 159 LD 15
					PID # 025086537
					Tax Roll #
					Restrictions Build. Scheme
					Mortgage
Total SqFt	500	1,058	638		
Realtor Rmks	Measurements approx; verify if important.				
Agent Info	Keybox, Phone Licensee, Seiler Occupied, New Home Warranty				
Commission	3.5 100m/1.5 Bal		Listing Date	Apr. 7, 2008	
Seller	Do not Solicit		Expiry Date		
Tenant			Sale Date		
Listing Office/Salesperson Info			Pager	Phone	
Office 1	RE/MAX Ocean Pacific Realty Cx			(250) 339-2021	
Slsp 1	McKinnon, David			(250) 339-2021	
Office 2	RE/MAX Ocean Pacific Realty Cx			(250) 339-2021	
Slsp 2	Williams, Ryan			(250) 339-2021	
Office 3					
Slsp 3					
Selling Office/Salesperson Info			Phone		
Office 1					
Slsp 1					
Office 2					
Slsp 2					
Office 3					
Slsp 3					
BEAUTIFUL WEST HAVEN split level with panoramic mountain views! Welcoming front porch leads into open-concept main level, with bright living room at the front. Gorgeous kitchen with lots of maple cabinets, eating bar, modern lighting & upgraded accents such as a plate rack and glass door cabinet. Spacious dining are, open to family room with cosy gas fireplace and walk-out to the large back deck. 3 bedrooms upstairs, the master featuring a walk-in closet plus a soaker tub in the ensuite. finished basement with 4th bedroom and large rec room. RV parking, garage shelving for storage, fully fenced backyard, exquisite landscaping with fishpond & much more.					

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

877 Waddington Cres				More Photos		
Zone	Zone 2- Comox Valley		Status	Sold		
Sub Area	Z2 Courtenay East		Title	Freehold		
City	Courtenay		Strata Fee			
Sub/Complex			Possession	TBA		
Type	Single Family		Current Price	\$374,900		
Bldg Char	Split Level Home		Original Price	\$374,900		
Taxes	\$3,157 2008		Sale Price	\$362,000		
MLS#	272271		DOM	32		
Zoning	Single Family					
Z. Type	R1					
Year Built	2002					
Interior		Style		Features		
Age	7	Exterior	Vinyl	Flooring	Mixed	
Bedrooms	4	Roof	Asphalt Shingle	Insulation	Walls:Yes Ceil:Yes	
Bathrooms	3	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Baseboard	
# Fireplaces	1	Basement	Not Full Height	Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel	Fully Finished	Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units in Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 2,196 Total Sqft.: 2,196)			Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres) 0.17
Entrance					Depth (Ft)	Lot Area (Sqft) 7,405
Living		16X11			Lot Size	7405 sq.ft.
Dining		13X9			Parking	Garage - Double
Kitchen		11X9			Elementary	VALLEY VIEW
Mast BR			12X10		Middle	
Bathroom		2PC	4PC		Secondary	MARK ISFELD
Bedroom	16X4		11X9		Amenities	Garden Area, Thermal Windows, Built In Vacuum, RV
Bedroom			11X9		Site Influences	Parking, Main Level Entry, Sprinkler System, Fully Fenced
Rec Room	16X12				Chattels	INCL; W/D/FR/STV/DW, GARAGE DOOR OPENERS & REMOTE.
Ensuite			3PC			
					Legal & Mortgage	
					Legal	LT 17 PL VIP 72508 DL 159 LD 15
					PID #	025086537
					Tax Roll #	
					Restrictions	Build. Scheme
					Mortgage	
Total SqFt	500	1,058	638			
Realtor Rmks	Measurements are approximate, please verify if important, alarm system not activated.					
Agent Info	Keybox, Phone Licensee, Seller Occupied, New Home Warranty					
Commission	3.5 100m/1.5 Bal		Listing Date	Mar. 4, 2009		
Seller	TIAN/THZANG C/O LS		Expiry Date			
Tenant			Sale Date	Apr. 5, 2009		
Listing Office/Salesperson Info			Pager	Phone		
Office 1	RE/MAX Ocean Pacific Realty Cx			(250) 339-2021		
Slsp 1	Williams, Ryan			(250) 339-2021		
Office 2						
Slsp 2						
Office 3						
Slsp 3						
Selling Office/Salesperson Info			Phone			
Office 1	RE/MAX Ocean Pacific Realty Cx		(250) 339-2021			
Slsp 1	Fogtmann, Tracy		(250) 339-2021			
Office 2						
Slsp 2						
Office 3						
Slsp 3						
<p>A popular West Haven split level style home with some great mountain views! The welcoming front porch leads into open concept main level with bright living room at the front, a terrific kitchen with lots of maple cabinets, eating bar, modern lighting and upgraded accents such as a plate rack and glass door cabinet. The dining area opens to the family room with cozy gas fireplace and exit to the large back deck. Upstairs, there are three bedrooms; the master featuring a walk-in closet plus a soaker tub in the ensuite and excellent views. The finished basement has a 4th bedroom and large rec room. Outside there is RV parking, garage shelving for storage, a fully fenced backyard, good landscaping with fish pond and fruit trees.</p>						

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
 282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1551 Mallard Drive				More Photos				
Zone	Zone 2- Comox Valley		Status	Expired				
Sub Area	Z2 Courtenay East		Title	Freehold				
City	Courtenay		Strata Fee					
Sub/Complex			Possession	TBA				
Type	Single Family		Current Price	\$416,000				
Bldg Char	Grd Lev Ent-Main Up		Original Price	\$474,900				
Taxes	\$3,057 2008		June 17, 2008	\$449,900				
MLS#	256334		Sept. 22, 2008	\$416,000				
Zoning	Single Family		Sale Price					
Z. Type	R1		DOM	184				
Year Built	1992							
Interior		Style		Features				
Age	16	Exterior	Stucco	Flooring	Mixed			
Bedrooms	4	Roof	Asphalt Shingle	Insulation	Walls:Yes Ceil:Yes			
Bathrooms	3	Construction	Frame	Fuel	Natural Gas			
Ensuite	1	Foundation	Yes	Heating	Forced Air			
# Fireplaces	1	Basement	Full	Water	Municipal			
Fireplace Type	Natural Gas	Bsmt Devel	Fully Finished	Sewer	Connected			
Complex Information								
Floors In Bldg		Levels Per Unit		Units In Bldg				
Air Conditioning		Units In Complex		Display Suite #				
Laundry								
Fee Incl								
Shared Amenities								
Outdoor Area								
Rooms (Fin. Sqft.: 2,257 Total Sqft.: 2,257)			Exterior Features					
Level	Down	Main	Up	Other	Width (Ft)	80	Lot Area (Acres)	0.25
Entrance					Depth (Ft)	155	Lot Area (Sqft)	10,890
Living		18X13'10			Lot Size	10890 sq.ft.		
Dining		11'8X10			Parking	Garage - Double		
Kitchen		21X9			Elementary			
Mast BR		13X11'9			Middle			
Bathroom	4PC	4PC			Secondary			
Bedroom	12'5X10'9	11'9X9'7			Amenities	Garden Area, Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Hot Tub, Fully Fenced		
Bedroom		10X10			Site Influences	Central location, Golf Course Nearby, View - Mountain, Southern Exp, Shopping Nearby		
Family Room	13'7X12				Chattels	NOT INCL: FRIDGE, HOT TUB		
Den	17X8'8				Legal & Mortgage			
Ensuite		4PC			Legal	LT 8 VIP 53766 LD 157 TWP 15		
					PID #	017680565		
					Tax Roll #			
					Restrictions	None		
					Mortgage			
Total SqFt	980	1,277						
Realtor Rmks	All measurements approx; verify if important.							
Agent Info	Keybox, Phone Licensee, Seller Occupied							
Commission	3 100m/1.5 Bal				Listing Date	May 17, 2008		
Seller	Do not Solicit				Expiry Date	Nov. 17, 2008		
Tenant					Sale Date			
Listing Office/Salesperson Info				Pager	Phone			
Office 1	Coast Realty Group Cv Ltd (Ct)							
Slsp 1	Teague, Jacki							(250) 897-3999
Office 2								(250) 897-3999
Slsp 2								
Office 3								
Slsp 3								
Selling Office/Salesperson Info				Pager	Phone			
Office 1								
Slsp 1								
Office 2								
Slsp 2								
Office 3								
Slsp 3								

Best price for the value! This executive style home is priced under the recent appraised value and offers breathtaking views of the Beaufort mountains! You will be living in luxury in a bright step saver kitchen with heated tiled floors and patio doors to the large sunny deck overlooking the huge back yard. Also featuring an open elegant dining and living room area with hardwood floors and a cozy gas fireplace. This home offers lots of room, with 3 bedrooms and two full baths up, including a full ensuite for your indulgence. The downstairs features a spacious family room, den and a 4th bedroom plus a 3rd full bath. The large back yard is fenced and offers a garden area and plenty of room for the kids, pets, friends and family to enjoy and there is a park walk way in the back for after dinner strolls! Also a double garage and the roof is brand new! Put this one at the top of the list!!

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1551 Mallard Drive				More Photos		
Zone	Zone 2- Comox Valley		Status	Sold		
Sub Area	Z2 Courtenay East		Title	Freehold		
City	Courtenay		Strata Fee			
Sub/Complex			Possession	TBA		
Type	Single Family		Current Price	\$389,900		
Bldg Char	Grd Lev Ent-Main Up		Original Price	\$389,900		
Taxes	\$3,056 2008		Sale Price	\$350,000		
MLS#	270123		DOM	83		
Zoning	Single Family					
Z. Type	R-1					
Year Built	1992					
Interior		Style		Features		
Age	17	Exterior	Stucco	Flooring	Mixed	
Bedrooms	4	Roof	Asphalt Shingle	Insulation	Walls:Yes Cell:Yes	
Bathrooms	3	Construction	Frame	Fuel	Natural Gas	
Ensuite	1	Foundation	Yes	Heating	Forced Air	
# Fireplaces	1	Basement	Part	Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel	Fully Finished	Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units In Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 2,257 Total Sqft.: 2,257)			Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres) 0.25
Entrance		X			Depth (Ft)	Lot Area (Sqft) 10,890
Living		18X13'10			Lot Size	10890 sq.ft.
Dining		11'8X10			Parking	Garage - Double
Kitchen		21X9			Elementary	VALLEY VIEW
Master BR		13X11'9			Middle	
Bathroom	4PC	4PC			Secondary	MARK ISFELD
Bedroom	12'5X10'9	11'9X9'7			Amenities	Garden Area, Thermal Windows, Built In Vacuum, Kitchen
Bedroom		10X10				Built-in(s), Fully Fenced
Family Room	13'7X12				Site Influences	Central location, Golf Course Nearby, View - Mountain,
Den	17X8'8					Southern Exp, Shopping Nearby, Landscaped
Ensuite		4PC			Chattels	NOT INCL: HOT TUB, FRIDGE
					Legal & Mortgage	
					Legal	LT 8 VIP 53766 LD 157 TWP 15
					PID #	017680565
					Tax Roll #	
					Restrictions	
					Mortgage	
Total Sqft	980	1,277				
Realtor Rmks	All measurements approximate, verify if important.					
Agent Info	Keybox, Phone Licensee, Tenant Occupied					
Commission	3 100m/1.5 Bal				Listing Date	Jan. 27, 2009
Seller	DEKKER, B & T C/O LS				Expiry Date	
Tenant					Sale Date	Apr. 20, 2009
Listing Office/Salesperson Info			Pager	Phone		
Office 1	Coast Realty Group Cv Ltd (Ct)			(250) 897-3999		
Slsp 1	Teague, Jacki			(250) 897-3999		
Office 2	Coast Realty Group Cv Ltd (Ct)			(250) 897-3999		
Slsp 2	Hagan, Becky			(250) 897-3999		
Office 3						
Slsp 3						
Selling Office/Salesperson Info			Pager	Phone		
Office 1	Coast Realty Group Cv Ltd (Ct)			(250) 897-3999		
Slsp 1	Phillips, Rob			(250) 897-3999		
Office 2						
Slsp 2						
Office 3						
Slsp 3						
<p>Exceptional Mountain views will be yours to enjoy from this executive style 4 bedroom, 3 full bath home. There will be more than enough room for everyone with 3 bedrooms and 2 full baths on the main floor and 1 bedroom, 1 full bath, spacious family room plus a den downstairs! This home features a bright step saver kitchen with heated tiled floors and patio doors to the large sunny deck overlooking the huge back yard, and an open elegant dining and living room area with hardwood floors and a cozy gas fireplace. The extra large back yard is fenced and offers a garden area and plenty of room for the kids, pets, friends and family to enjoy and there is a park walk way in the back for after dinner strolls! Also offering a double garage and a new roof! Put this one at the top of the list!!</p>						

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
 282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1644 Swan Cres

[More Photos](#)

Zone	Zone 2- Comox Valley	Status	Expired
Sub Area	Z2 Courtenay East	Title	Freehold
City	Courtenay	Strata Fee	
Sub/Complex		Possession	
Type	Single Family	Current Price	\$459,000
Bldg Char	M Lev Ent w/Bsmt	Original Price	\$459,000
Taxes	\$3,245 2007	Sale Price	
MLS#	261100	DOM	92
Zoning	Single Family		
Z. Type	R1		
Year Built			

Interior		Style		Features	
Age		Exterior	Vinyl	Flooring	Mixed
Bedrooms	5	Roof	Asphalt Shingle	Insulation	Walls:Yes Ceil:Yes
Bathrooms	3	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Baseboard
# Fireplaces	1	Basement	Full	Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel	Fully Finished	Sewer	Connected

Complex Information		
Floors In Bldg	Levels Per Unit	Units In Bldg
Air Conditioning	Units in Complex	Display Suite #
Laundry		
Fee Incl		
Shared Amenities		
Outdoor Area		

Rooms (Fin. Sqft.: 3,192 Total Sqft.: 3,192)					Exterior Features	
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres) 0.18
Entrance					Depth (Ft)	Lot Area (Sqft) 7,753
Living		10X14			Lot Size	7753 sq.ft.
Dining		8X14			Parking	Garage - Double
Kitchen		14X15			Elementary	VALLEY VIEW
Mast BR		14X19			Middle	
Bathroom	4PC	4PC			Secondary	MARK ISFELD
Bedroom	9X11'6	9X14			Amenities	Garden Area, Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Main Level Entry, Fully Fenced
Bedroom	14X14	9X11'6			Site Influences	Golf Course Nearby, Southern Exp, Recreation Nearby, Quiet Area
Family Room	13'10X34				Chattels	INCL: BUILT-IN DISHWASHER
Laundry/Util	9'6X13				Legal & Mortgage	
Rec Room	112'9X14				Legal	LT 27 PL VIP 58351 LD 15 SEC 9
Ensuite		4PC			PID #	018648762
Total Sqft	1,596	1,596			Tax Roll #	
					Restrictions	Build. Scheme
					Mortgage	

Realtor Rmks	Owner will need to put friendly dog in kennel prior to showing. Lockbox on gas meter. Verify measurements and data.		
Agent Info	Keybox, Phone Licensee, Seller Occupied		
Commission	3 100m/1.5 Bai	Listing Date	July 16, 2008
Seller	Do not Solicit	Expiry Date	Oct. 16, 2008
Tenant		Sale Date	

Listing Office/Salesperson Info		Pager	Phone
Office 1	Coldwell Banker Island Coastal		(250) 898-8790
Slsp 1	Reid, George	800-665-8040	(250) 898-8790
Office 2			
Slsp 2			
Office 3			
Slsp 3			

Selling Office/Salesperson Info		Phone
Office 1		
Slsp 1		
Office 2		
Slsp 2		
Office 3		
Slsp 3		

This is a great opportunity to own a large 5 bedroom rancher with a fully finished walkout basement located amongst other very fine homes in East Courtenay. Less than 6 years old, this home boasts over 3100 sqft of living space, 3 full baths, 5 bedrooms, double garage, built-in vac, southfacing glass rail deck (giving you peaks of the mountains) overlooking Valley View area. Hot tub pad (rough wired), gas BBQ box, large kitchen with island offering plenty of workspace & as a bonus a full "Surround Sound Audio System" throughout home. Located close to schools, shopping & recreation, this home will appeal to those needing room for a growing family or those needing extra space. A very nice home at a very attractive price. A must see!

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1644 Swan Cres				More Photos		
Zone	Zone 2- Comox Valley			Status	Sold	
Sub Area	Z2 Courtenay East			Title	Freehold	
City	Courtenay			Strata Fee		
Sub/Complex				Possession	TBA	
Type	Single Family			Current Price	\$374,900	
Bldg Char	M Lev Ent w/Bsmt			Original Price	\$379,000	
Taxes	\$3,404 2008			Mar. 13, 2009	\$374,900	
MLS#	269613			Sale Price	\$367,000	
Zoning	Single Family			DOM	70	
Z. Type	R1					
Year Built	2002					
Interior		Style		Features		
Age	7	Exterior	Vinyl	Flooring	Mixed	
Bedrooms	5	Roof	Asphalt Shingle	Insulation	Walls:Yes Cell:Yes	
Bathrooms	3	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Baseboard	
# Fireplaces	1	Basement	Full	Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel	Fully Finished	Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units In Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 3,192 Total Sqft.: 3,192)			Exterior Features			
Level	Down	Main	Up	Other		
Entrance					Width (Ft)	
Living		10X14			Depth (Ft)	
Dining		8X14			Lot Area (Acres) 0.18	
Kitchen		14X15			Lot Area (Sqft) 7,754	
Mast BR		14X19			Lot Size 7754 sq.ft.	
Bathroom	4PC	4PC			Parking Garage - Double	
Bedroom	9X11'6	9X14			Elementary VALLEY VIEW	
Bedroom	14X14	9X11'6			Middle	
Family Room	13'10X34				Secondary MARK ISFELD	
Laundry/Util	9'6X13				Amenities Garden Area, Thermal Windows, Built In Vacuum, Kitchen Built-In(s), Main Level Entry, Fully Fenced	
Rec Room	12'9X14				Site Influences Golf Course Nearby, Southern Exp, Recreation Nearby, Quiet Area	
Ensuite		3PC			Chattels INCL; BI-DW	
Total SqFt	1,596	1,596			Legal & Mortgage	
					Legal	LT 27 PL VIP 58351 LD 15 SEC 9
					PID #	018648762
					Tax Roll #	
					Restrictions	Build. Scheme
					Mortgage	
Realtor Rmks	Keybox on gas meter. Verify all measurements and data if deemed important. Call LS before showing.					
Agent Info	Keybox, Phone Licensee, Selier Occupied					
Commission	3 100m/1.5 Bal			Listing Date	Jan. 15, 2009	
Seller	WEATHERALL, KEVIN C/O LS			Expiry Date		
Tenant				Sale Date	Mar. 26, 2009	
Listing Office/Salesperson Info			Pager		Phone	
Office 1	Royal LePage-Comox Valley (Cv)				(250) 334-3124	
Slsp 1	Desjardins, Grant			250-334-3264	(250) 334-3124	
Office 2						
Slsp 2						
Office 3						
Slsp 3						
Selling Office/Salesperson Info			Phone			
Office 1	Royal LePage-Comox Valley (Cv)				(250) 334-3124	
Slsp 1	Desjardins, Grant				(250) 334-3124	
Office 2						
Slsp 2						
Office 3						
Slsp 3						
<p>This is a great opportunity to own a large 5 bedroom rancher with a fully finished walk-out basement located amongst other very fine homes in East Courtenay. Less than 7 years old, this home boasts approximately 3000 sqft of living space, 2 full baths and one 3 pce ensuite with jetted tub. 5 bedrooms, double garage, built-in Vac, south facing glass rail deck (giving you peaks of the mountains)which overlooks Valley View area. Hot tub pad (roughed wired), gas BBQ box on upper patio, large bright kitchen with island offering plenty of workspace and as a bonus, full "Surround Sound Audio System" throughout home. Downstairs has 2 generous sized bedrooms, large laundry room, Full 4 PCE Bath, Huge media room and plenty of storage space. Close to schools, shopping, recreation and base, this house will appeal to those needing room for a growing family or individuals just searching for extra space. Why not see this wonderful East Courtenay home for yourself?</p>						

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
 282 Arderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2215 Stirling Cres				More Photos	
Zone	Zone 2- Comox Valley		Status	Cancelled	
Sub Area	Z2 Courtenay East		Title	Freehold	
City	Courtenay		Strata Fee		
Sub/Complex	Aberdeen Heights		Possession	TBA	
Type	Single Family		Current Price	\$384,500	
Bldg Char	2 Storey-Main Lev Ent		Original Price	\$394,500	
Taxes	\$2,921 2007		July 25, 2008	\$384,500	
MLS#	258687		Sale Price		
Zoning	Single Family		DOM	63	
Z. Type	R1				
Year Built	2004				
Interior		Style		Features	
Age	4	Exterior	Vinyl	Flooring	Mixed
Bedrooms	3	Roof	Fiberglass Shingle	Insulation	Walls:Yes Cell:Yes
Bathrooms	3	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Baseboard
# Fireplaces	1	Basement	Crawl	Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel		Sewer	Connected
Complex Information					
Floors In Bldg		Levels Per Unit		Units In Bldg	
Air Conditioning		Units In Complex		Display Suite #	
Laundry					
Fee Incl					
Shared Amenities					
Outdoor Area					
Rooms (Fin. Sqft.: 1,796 Total Sqft.: 1,796)			Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)
Entrance		8'3X5'9			Depth (Ft)
Living		20X14'4			Lot Area (Acres) 0.15
Dining		10'2X8'11			Lot Area (Sqft) 6,534
Kitchen		10'3X10'2			Lot Size 6534 sq.ft.
Mast BR		13'7X11'4			Parking Garage - Double
Bathroom		2PC	4PC		Elementary VALLEYVIEW
Laundry/Uti		11'6X6			Middle
Bedroom			10'4X9'8		Secondary MARK ISFELD
Bedroom			10'8X9		Amenities Garden Area, Thermal Windows, Kitchen Built-In(s), Main Level Entry, Sprinkler System
Den			10'1X9		Site Influences Central location, Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard, Recreation Nearby, Landscaped, Marina Nearby
Other			7X5		Chattels INCL: DW, MICROWAVE/HOOD FAN, ALL WINDOW COVERINGS, GARAGE REMOTE
Ensuite		4PC			
Total SqFt		1,290	506		Legal & Mortgage
					Legal LT 5 PL VIP 76271 DL 158
					PID # 025818376
					Tax Roll #
					Restrictions
					Mortgage Must be Paid Off
Realtor Rmks	All measures are approx. Pls verify if important.				
Agent Info	Keybox, Phone Licensee, Seller Occupied, New Home Warranty				
Commission	3.5 100m/1.5 Bal		Listing Date	June 17, 2008	
Seller	Do not Solicit		Expiry Date		
Tenant			Sale Date		
Listing Office/Salesperson Info			Pager	Phone	
Office 1	Coast Realty Group Cv Ltd (Ct)			(250) 897-3999	
Slsp 1	Berrigan, Melissa			(250) 897-3999	
Office 2	Coast Realty Group Cv Ltd (Ct)			(250) 897-3999	
Slsp 2	Jorgensen, Anna			(250) 897-3999	
Office 3					
Slsp 3					
Selling Office/Salesperson Info			Phone		
Office 1					
Slsp 1					
Office 2					
Slsp 2					
Office 3					
Slsp 3					
<p>Welcome to Aberdeen Heights in beautiful Courtenay East. This fantastic 4 year old Bricor built family home is situated across the street from Idlens Park and has lovely Glacier and Mountain views. On the main floor you will find a bright spacious kitchen, formal dining room and family room with gas fireplace. The family room has French doors that lead you to the large cedar back deck overlooking the nicely landscaped backyard and Beaufort Mountain Range. Also on the main floor is the master bedroom with a 4 piece ensuite including a soaker tub and access to the back deck. Upstairs there are two more bedrooms with a 4 piece bathroom, open den and sitting area. Freshly painted inside, custom Hunter Douglas window coverings, in-ground sprinkler system and gas BBQ hook-up. Located minutes from both downtown Courtenay and Comox, all school levels, Crown Isle Golf Resort, marina, rec centre and 19 Wing Comox.</p>					

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty

282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2215 Stirling Cres				More Photos	
Zone	Zone 2- Comox Valley			Status	Sold
Sub Area	Z2 Courtenay East			Title	Freehold
City	Courtenay			Strata Fee	
Sub/Complex	Aberdeen Heights			Possession	TBA
Type	Single Family			Current Price	\$364,800
Bldg Char	2 Storey-Main Lev Ent			Original Price	\$368,800
Taxes	\$3,106 2008			Oct. 3, 2008	\$364,800
MLS#	263416			Sale Price	\$355,000
Zoning	Single Family			DOM	43
Z. Type	R1				
Year Built	2004				
Interior		Style		Features	
Age	4	Exterior	Brick, Vinyl	Flooring	Mixed
Bedrooms	3	Roof	Fiberglass Shingle	Insulation	Walls:Yes Cell:Yes
Bathrooms	3	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Baseboard
# Fireplaces	1	Basement	Crawl	Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel		Sewer	Connected
Complex Information					
Floors In Bldg		Levels Per Unit		Units In Bldg	
Air Conditioning		Units in Complex		Display Suite #	
Laundry					
Fee Incl					
Shared Amenities					
Outdoor Area					
Rooms (Fin. Sqft.: 1,796 Total Sqft.: 1,796)			Exterior Features		
Level	Down	Main	Up	Other	
Entrance		8'3X5'9			Width (Ft)
Living		20X14'4			Depth (Ft)
Dining		10'2X8'11			Lot Size
Kitchen		10'3X10'2			6534 sq.ft.
Master BR		13'7X11'4			Parking
Bathroom		2PC	4PC		Garage - Double
Laundry/Util		11'6X6			Elementary
Bedroom			10'4X9'8		VALLEY VIEW
Bedroom			10'8X9		Middle
Other			7X5		Secondary
Den			10X9		MARK ISFELD
Ensuite		4PC			Amenities
					Thermal Windows, Main Level Entry, Sprinkler System
					Site Influences
					Family Oriented, Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard, Recreation Nearby, Landscaped, Marina Nearby
					Chattels
					INCL: DISHWASHER, MICROWAVE/HOODFAN, ALL WINDOW COVERINGS, GARAGE REMOTE
Legal & Mortgage					
					Legal
					LT 5 PL VIP 7671 DL 158
					PID #
					025818376
					Tax Roll #
					Restrictions
					Build. Scheme
					Mortgage
					Must be Paid Off
Total SqFt		1,290	506		
Realtor Rmks	All measurements are approximate, please verify if important.				
Agent Info	Phone Licensee, Seller Occupied, New Home Warranty				
Commission	3.5 100m/1.5 Bal				
Seller	C/O LS C/O LS				
Tenant				Listing Date	Aug. 28, 2008
				Expiry Date	
				Sale Date	Oct. 10, 2008
Listing Office/Salesperson Info			Pager		Phone
Office 1	Coast Realty Group Cv Ltd (Ct)				(250) 897-3999
Slsp 1	Koster, Gail				(250) 897-3999
Office 2	Coast Realty Group Cv Ltd (Ct)				(250) 897-3999
Slsp 2	Sanson, Heather				(250) 897-3999
Office 3					
Slsp 3					
Selling Office/Salesperson Info			Phone		
Office 1	Royal Lepage-Comox Valley (Cv)				(250) 334-3124
Slsp 1	McKee, Lisa				(250) 334-3124
Office 2					
Slsp 2					
Office 3					
Slsp 3					
<p>Located at the top of the hill in the popular quiet neighbourhood of Aberdeen Heights. This home is perfect for the growing family or retiree. Only 4 years old & freshly painted, it's better than new. Main level living begins with the great room with its gas fireplace, bright open kitchen, formal dining room & master bedroom, with its spacious ensuite & large soaker tub. French doors lead onto the extra large cedar deck from both the great room & master bedroom offering SW exposure with magnificent glacier & mountain views. Upstairs are two additional bedrooms, a computer area and an open bonus room designed for many uses. An extra large driveway, offers plenty of room for your RV or boat. This home has been meticulously cared for with custom drywall finishings & Hunter Douglas blinds throughout. No smoking, no pets, beautifully landscaped, in-ground sprinkler system & gas BBQ hook-up.</p>					

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
 282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation

1100 Arrowsmith Ave				More Photos		
Zone	Zone 2- Comox Valley		Status	Expired		
Sub Area	Z2 Courtenay East		Title	Freehold		
City	Courtenay		Strata Fee			
Sub/Complex			Possession	TBA		
Type	Single Family		Current Price	\$389,900		
Bldg Char	2 Storey-Main Lev Ent		Original Price	\$399,900		
Taxes	\$3,083 2008		June 12, 2008	\$389,900		
MLS#	250950		Sale Price			
Zoning	Single Family		DOM	133		
Z. Type	R1					
Year Built	1991					
Interior		Style		Features		
Age	17	Exterior	Vinyl	Flooring	Ceramic Tile, Wood, Lino	
Bedrooms	5	Roof	Shake	Insulation	Walls:Yes Ceil:Yes	
Bathrooms	3	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Baseboard	
# Fireplaces	1	Basement		Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel		Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units in Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 2,277 Total Sqft.: 2,277)			Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres) 0.23
Entrance					Depth (Ft)	Lot Area (Sqft) 10,149
Living					Lot Size	10149 sq.ft.
Dining		18X11			Parking	Street, Open
Kitchen		13X12'4			Elementary	VALLEY VIEW
Master BR			12X15		Middle	COURTENAY MIDDLE
Bathroom		2PC	4PC		Secondary	MARK ISFELD
Family Room		11'10X25			Amenities	Security System, Garden Area, Thermal Windows, Fully Fenced
Bedroom		9'2X19'11	11'6X11'3		Site Influences	Central location, Easy Access, Family Oriented, Golf Course Nearby, Shopping Nearby, Sidewalk, Recreation Nearby, Quiet Area, Landscaped
Bedroom		9'2X19'11	9'6X11		Chattels	NOT INCL; FR/STV/W/D/HOT TUB, INCL; BI-DW, MICROWAVE/SECURITY SYSTEM
Laundry/Util		7X6			Legal & Mortgage	
Ensuite			3PC		Legal	LT 2 DL 159 COMOX PL 49426
Total SqFt		1,520	757		PID #	015101100
					Tax Roll #	
					Restrictions	Build. Scheme
					Mortgage	
Realtor Rmks	Measures approx; please measure to confirm. Keybox on rear door.				Listing Date	Mar. 5, 2008
Agent Info	Keybox, Phone Licensee, Seller Occupied				Expiry Date	July 16, 2008
Commission	3.5 100m/1.5 Bal				Sale Date	
Seller	Do not Solicit					
Tenant						
Listing Office/Salesperson Info			Pager	Phone		
Office 1	Coldwell Banker Island Coastal			(250) 898-8790		
Sls 1	McLoughlin, Wayne			(250) 339-2021		
Office 2						
Sls 2						
Office 3						
Sls 3						
Selling Office/Salesperson Info			Phone			
Office 1						
Sls 1						
Office 2						
Sls 2						
Office 3						
Sls 3						
<p>This fabulous custom built home of more than 2200 sqft is situated on a large sunny lot in the desirable Courtenay East. The large private backyard is fully fenced along with apple trees and blueberry bushes, room to park your RV or boat. Inside this custom home, you will find hardwood floors covering most of the home with new tile in the kitchen. Many upgrades include; remodelled kitchen, lighting upgrades, downstairs bathroom and fresh paint. Many bonus features include a security system, new shed out back to store your toys and, gas fireplace to warm up to. Upstairs, offers a large master bedroom with a 3 piece ensuite and walk-in closet. Wake up to see stunning mountain views from the master bedroom. The rest of the household has the use of a full size 4 piece bathroom upstairs. There are 2 extra bedrooms downstairs or they can be used for a extra TV room, Lots of storage with outside shed .New Roof</p>						

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1100 Arrowsmith Ave				More Photos		
Zone	Zone 2- Comox Valley		Status	Sold		
Sub Area	Z2 Courtenay East		Title	Freehold		
City	Courtenay		Strata Fee			
Sub/Complex			Possession	TBA		
Type	Single Family		Current Price	\$369,900		
Bldg Char	2 Storey-Main Lev Ent		Original Price	\$369,900		
Taxes	\$3,083 2008		Sale Price	\$359,000		
MLS#	260837		DOM	21		
Zoning	Single Family					
Z. Type	R1					
Year Built	1991					
Interior		Style		Features		
Age	17	Exterior	Vinyl	Flooring	Ceramic Tile, Wood, Lino	
Bedrooms	5	Roof	Shake	Insulation	Walls:Yes Ceil:Yes	
Bathrooms	3	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Baseboard	
# Fireplaces	1	Basement		Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel		Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units in Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 2,277 Total Sqft.: 2,277)			Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres) 0.23
Entrance					Depth (Ft)	Lot Area (Sqft) 10,149
Living					Lot Size	10149 sq.ft.
Dining		18X11			Parking	Street, Open
Kitchen		13X12'4			Elementary	VALLEY VIEW
Master BR			12X15		Middle	COURTENAY MIDDLE
Bathroom		2PC	4PC		Secondary	MARK ISFELD
Family Room		11'10X25			Amenities	Security System, Garden Area, Thermal Windows, Fully Fenced
Bedroom		9'2X19'11	11'6X11'3		Site Influences	Central location, Easy Access, Family Oriented, Golf Course Nearby, Shopping Nearby, Sidewalk, Recreation Nearby, Quiet Area, Landscaped
Bedroom		9'2X19'11	9'6X11		Chattels	NOT INCL; FR/STV/W/D, HOT TUB, INCL; BI-DW, MICROWAVE/SECURITY SYSTEM
Laundry/Util		7X6			Legal & Mortgage	
Ensuite			3PC		Legal	LT 2 PL 49426 DL 159 ROLL 001540142
Total SqFt		1,520	757		PID #	015101100
					Tax Roll #	
					Restrictions	Build. Scheme
					Mortgage	
Realtor Rmks	Measures approx; please measure to confirm. Keybox on rear door.					
Agent Info	Keybox, Phone Licensee, Seller Occupied				Listing Date	July 17, 2008
Commission	3.5 100m/1.5 Bal				Expiry Date	
Seller	GRAHAM/LISTER 338-9884				Sale Date	Aug. 7, 2008
Tenant						
Listing Office/Salesperson Info			Pager	Phone		
Office 1	Coldwell Banker Island Coastal					
Slsp 1	McLoughlin, Wayne					(250) 898-8790
Office 2						(250) 339-2021
Slsp 2						
Office 3						
Slsp 3						
Selling Office/Salesperson Info			Pager	Phone		
Office 1	RE/MAX Marc Villanueva Realty					(250) 339-2021
Slsp 1	Villanueva, Marc					(250) 339-2021
Office 2						
Slsp 2						
Office 3						
Slsp 3						
<p>Are you looking for a yard that is not postage sized then this fabulous custom built home of more than 2200 sqft is situated on a large sunny lot in the desirable Courtenay East. The private backyard is fully fenced along with apple and blueberry bushes, room to park your RV or boat. Inside this custom home, you will find hardwood floors covering most of the home, with new tile in kitchen. Many upgrades include; remodelled kitchen, lighting upgrades, downstairs bathroom and fresh paint. Many bonus features include a security system, new shed out back to store your toys and, gas fireplace to warm up to. Upstairs, offers a large master bedroom with a 3 piece ensuite and walk-in closet. Wake up to see stunning mountain views from the master bedroom. The rest of the household has the use of a full size 4 piece bathroom upstairs. There are 2 extra bedrooms downstairs, or they can be used for a licensed daycare for a mortgage helper in its present use. Quick possession possible New roof</p>						

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty

282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1844 Valley View Drive				More Photos		
Zone	Zone 2- Comox Valley		Status	Cancelled		
Sub Area	Z2 Courtenay East		Title	Freehold		
City	Courtenay		Strata Fee			
Sub/Complex	Valley View		Possession	TBA		
Type	Single Family		Current Price	\$364,500		
Bldg Char	Rancher		Original Price	\$387,500		
Taxes	\$2,823 2007		May 20, 2008	\$374,500		
MLS#	254448		June 20, 2008	\$364,500		
Zoning	Single Family		Sale Price			
Z. Type	R1		DOM	78		
Year Built	1993					
Interior		Style		Features		
Age	15	Exterior	Vinyl	Flooring	Mixed	
Bedrooms	3	Roof	Asphalt Shingle	Insulation	Walls:Yes Ceil:Yes	
Bathrooms	2	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Baseboard	
# Fireplaces		Basement	Crawl	Water	Municipal	
Fireplace Type		Bsmt Devel		Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units in Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 1,761 Total Sqft.: 1,761)			Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres) 0.24
Entrance					Depth (Ft)	Lot Area (Sqft) 10,410
Living		16X13			Lot Size	10410 sq.ft.
Dining		14X12			Parking	Garage - Double
Kitchen		15X11			Elementary	VALLEY VIEW
Master BR		18X12			Middle	COURTENAY MIDDLE
Bathroom		4PC			Secondary	MARK ISFELD
Den		12X11			Amenities	Wkshop-Detached
Bedroom		12X10			Site Influences	
Bedroom		12X10			Chattels	
Family Room		15X13			Legal & Mortgage	
Ensuite		3PC			Legal	LT 4 SEC 10 LD 15 PLAN VIP 55437
					PID #	018003826
					Tax Roll #	
					Restrictions	
					Mortgage	
Total SqFt	1,761					
Realtor Rmks	Shift workers with young family - lots of notice please.					
Agent Info	Phone Licensee, Seller Occupied					
Commission	3 100m/1.5 Bal				Listing Date	Apr. 23, 2008
Seller	Do not Solicit				Expiry Date	
Tenant					Sale Date	
Listing Office/Salesperson Info			Pager	Phone		
Office 1	RE/MAX Ocean Pacific Realty Ct			(250) 334-9900		
Sisp 1	Jackson, Courtnay			(250) 334-9900		
Office 2						
Sisp 2						
Office 3						
Sisp 3						
Selling Office/Salesperson Info			Phone			
Office 1						
Sisp 1						
Office 2						
Sisp 2						
Office 3						
Sisp 3						
<p>This generous size rancher offers a nice package, covered 19x14 patio, attached sunroom with heated floor and a detached heated studio for hobbies. The home has been well maintained with fresh paint and flooring. The master bedroom even offers a quiet sitting area of 5'x8'. There is room for the RV on the side of property. All this in desirable Valley View Estates; so close to everything, and on the bus route. ***Seller is installing a new roof***</p>						

1844 Valley View Drive				More Photos		
Zone	Zone 2- Comox Valley			Status	Sold	
Sub Area	Z2 Courtenay East			Title	Freehold	
City	Courtenay			Strata Fee		
Sub/Complex				Possession	TBA	
Type	Single Family			Current Price	\$345,900	
Bldg Char	Rancher			Original Price	\$361,500	
Taxes	\$2,824 2008			July 25, 2008	\$357,500	
MLS#	260330			Aug. 28, 2008	\$345,900	
Zoning	Single Family			Sale Price	\$340,000	
Z. Type	R1			DOM	50	
Year Built	1993					
Interior		Style		Features		
Age	15	Exterior	Vinyl	Flooring	Mixed	
Bedrooms	3	Roof	Asphalt Shingle	Insulation	Walls:Yes Ceil:Yes	
Bathrooms	2	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Baseboard	
# Fireplaces		Basement	Crawl	Water	Municipal	
Fireplace Type		Bsmt Devel	None	Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units In Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 1,761 Total Sqft.: 1,761)			Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres) 0.24
Entrance					Depth (Ft)	Lot Area (Sqft) 10,454
Living		16X12'10			Lot Size	10454 sq.ft.
Dining		14'4X11'10			Parking	Garage - Double
Kitchen		14'8X11'3			Elementary	VALLEY VIEW
Master BR		18'5X11'10			Middle	COURTENAY
Bathroom		4PC			Secondary	MARK ISFELD
Den		12'5X10'4			Amenities	Wkshop-Detached, Thermal Windows, Main Level Entry
Bedroom		11'8X11'10			Site Influences	Central location, Golf Course Nearby, Shopping Nearby, Recreation Nearby, Level Lot
Bedroom		11'8X11'10			Chattels	INCL: FR/STV
Other		14'11X13'2			Legal & Mortgage	
Laundry/Util		8X6'7			Legal	LT 4 PL VIP 55437 LD 15 SEC 10
Ensuite		3PC			PID #	018003826
Total SqFt		1,761			Tax Roll #	
					Restrictions	Build. Scheme
					Mortgage	Refer to Mortgagee
Realtor Rmks						
Agent Info Phone Licensee, Seller Occupied						
Commission 3 100m/1.5 Bal						
Seller REID, L & A C/O LS						
Tenant						
				Listing Date	July 9, 2008	
				Expiry Date		
				Sale Date	Aug. 28, 2008	
Listing Office/Salesperson Info			Pager		Phone	
Office 1	Royal Lepage-Comox Valley (Cv)				(250) 334-3124	
Sisp 1	Hammersley, Dianne				(250) 897-5802	
Office 2						
Sisp 2						
Office 3						
Sisp 3						
Selling Office/Salesperson Info					Phone	
Office 1	RE/MAX Marc Villanueva Realty				(250) 339-2021	
Sisp 1	Villanueva, Marc				(250) 339-2021	
Office 2						
Sisp 2						
Office 3						
Sisp 3						
<p>Ideal retirement or 1st time buyers home within easy access to all amenities. This spacious rancher offers room for all your hobbies, toys & space for your RV. There is a detached heated studio & a covered patio to enjoy. You will be pleased with the spacious master with a 5x8 sitting area, excellent for your morning coffee. This home is well maintained, fresh paint & flooring. This home is located in the Valley View subdivision & is within easy walk to Crown Isle with the world class golf course. North Island College is only a short distance away as is the Comox Valley Aquatic Centre. For more details or to view make this one top of your list. New roof June 27th, 2008. Not included in the square footage is a 200 sq. ft. sunroom with heated tile floors.</p>						

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
 282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1801 Mallard Drive				More Photos		
Zone	Zone 2- Comox Valley		Status	Cancelled		
Sub Area	Z2 Courtenay East		Title	Freehold		
City	Courtenay		Strata Fee			
Sub/Complex	Valley View		Possession			
Type	Single Family		Current Price	\$398,800		
Bldg Char	2 Storey-Main Lev Ent		Original Price	\$429,900		
Taxes	\$2,887 2007		May 20, 2008	\$414,900		
MLS#	253598		May 28, 2008	\$398,800		
Zoning	Single Family		Sale Price			
Z. Type	R1		DOM	77		
Year Built	1994					
Interior		Style		Features		
Age	14	Exterior	Vinyl	Flooring	Mixed	
Bedrooms	3	Roof	Asphalt Shingle	Insulation	Walls:Yes Cell:Yes	
Bathrooms	3	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Baseboard	
# Fireplaces	1	Basement		Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel		Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units In Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 1,959 Total Sqft.: 1,959)			Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres) 0.18
Entrance		6X9			Depth (Ft)	Lot Area (Sqft) 7,800
Living		12X17			Lot Size	7800 sq.ft.
Dining		9X12			Parking	Garage - Double
Kitchen		8X14			Elementary	VALLEY VIEW
Master BR			12X14		Middle	COURTENAY
Bathroom		2PC	4PC		Secondary	MARK ISFELD
Family Room		12X15			Amenities	Thermal Windows, RV Parking, Main Level Entry
Other		6X7			Site Influences	Golf Course Nearby, View - Mountain, Curb & Gutter, Sidewalk
Bedroom			8X11		Chattels	
Bedroom			10X11			
Ensuite			4PC			
Total SqFt		1,136	823			
Legal & Mortgage						
Legal	LT 27 DL 157 COMOX DIST PL VIP 54769					
PID #	017873908					
Tax Roll #						
Restrictions						
Mortgage						
Realtor Rmks						
Agent Info	Keybox, Phone Licensee, Seller Occupied					
Commission	3 100m/1.5 Bai					
Seller	Do not Solicit					
Tenant						
Listing Date		Listing Date	Apr. 11, 2008			
Expiry Date		Expiry Date				
Sale Date		Sale Date				
Listing Office/Salesperson Info		Pager	Phone			
Office 1	Royal LePage-Comox Valley (Cv)		(250) 334-3124			
Sls 1	Hughes, Don		(250) 334-3124			
Office 2						
Sls 2						
Office 3						
Sls 3						
Selling Office/Salesperson Info		Phone				
Office 1						
Sls 1						
Office 2						
Sls 2						
Office 3						
Sls 3						
Main level living at its best. Sunken living room, newly renovated kitchen with nook & heated ceramic tile flooring. Family room with gas fireplace & alcove for your computer/library. Recent new bamboo flooring on main level & curved staircase. Main level boasts an upscale, elegant decor. Upstairs features 3 bedrooms including large master with ensuite, soaker tub & separate shower. Entire home enjoys Glacier views from every westfacing window.						

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty
 282 Anderton Road, Comox BC www.marcvilla.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1801 Mallard Drive				More Photos		
Zone	Zone 2- Comox Valley			Status	Sold	
Sub Area	Z2 Courtenay East			Title	Freehold	
City	Courtenay			Strata Fee		
Sub/Complex				Possession	TBA	
Type	Single Family			Current Price	\$344,000	
Bldg Char	2 Storey-Main Lev Ent			Original Price	\$389,900	
Taxes	\$2,887 2007			Nov. 13, 2008	\$358,900	
MLS#	259403			Jan. 28, 2009	\$344,000	
Zoning	Single Family			Sale Price	\$335,000	
Z. Type	R-1			DOM	233	
Year Built	1994					
Interior		Style		Features		
Age	14	Exterior	Vinyl	Flooring	Mixed	
Bedrooms	3	Roof	Asphalt Shingle	Insulation	Walls:Yes Ceil:Yes	
Bathrooms	3	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Baseboard	
# Fireplaces	1	Basement	Crawl	Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel		Sewer	Connected	
Complex Information						
Floors In Bldg		Levels Per Unit		Units In Bldg		
Air Conditioning		Units In Complex		Display Suite #		
Laundry						
Fee Incl						
Shared Amenities						
Outdoor Area						
Rooms (Fin. Sqft.: 1,912 Total Sqft.: 1,912)			Exterior Features			
Level	Down	Main	Up	Other		
Entrance		6X10			Width (Ft) 67	
Living		21'9X11'9			Depth (Ft) 129	
Dining		11'10X6'9			Lot Size 7840 sq.ft.	
Kitchen		10'6X10'6			Parking Garage - Double	
Mast BR			12X17'2		Elementary	
Bathroom		2PC	4PC		Middle	
Family Room		17'3X14'6			Secondary	
Other		6'9X7'6			Amenities Thermal Windows, RV Parking, Main Level Entry	
Bedroom			8'4X10'11		Site Influences Golf Course Nearby, View - Mountain, Quiet Area, Landscaped, Level Lot	
Bedroom			10'5X10'9		Chattels	
Eating Nook		10'2X9			Legal & Mortgage	
Ensuite			4PC		Legal	LT 27 DL 157 COMOX DISTRICT PL VIP 54769
					PID #	017873908
					Tax Roll #	
					Restrictions	
					Mortgage	
Total SqFt		1,076	836			
Realtor Rmks	Measurements are approximate. Please verify if important.					
Agent Info	Phone Licensee, Seller Occupied					
Commission	3 100m/1.5 Bal					
Seller	CHUNG/MACAULAY C/O LS					
Tenant				Listing Date	June 26, 2008	
				Expiry Date		
				Sale Date	Feb. 14, 2009	
Listing Office/Salesperson Info			Pager		Phone	
Office 1	RE/MAX Ocean Pacific Realty Cx				(250) 339-2021	
Sisp 1	Procter, David		250-339-2021		(888) 829-7205	
Office 2	RE/MAX Ocean Pacific Realty Cx				(250) 339-2021	
Sisp 2	Reichelt, Leah				(250) 339-2021	
Office 3						
Sisp 3						
Selling Office/Salesperson Info			Phone			
Office 1	Dfn Real Estate, Victoria					
Sisp 1	Rothnie, Gray					
Office 2						
Sisp 2						
Office 3						
Sisp 3						
<p>Wonderful 3 bedroom family home in desirable Courtenay East!! This home has an impressive & gorgeous remodeled kitchen with tile flooring open to family room wth gas fireplace!! There is an open space off the family room that works well for the computer. Access to large deck & back yard through sliding glass doors. The spaciou sunken living room features new bamboo flooring & vaulted ceilings!! All 3 bedrooms are upstairs & the master bedroom features a large, 4-piece ensuite. Great mountain views so do consider this great family home in Courtenay East!!</p>						

Jones, Leslie

From: @forces.gc.ca
Sent: June 3, 2009 7:21 PM
To: Singh, Ram
Cc: @forces.gc.ca
Subject: REQUEST FOR HEA FROM CORE - I ' e-mail 3
Attachments: 21131.jpg; clear.gif; 00267194L01.jpg; 00261329L01.jpg; 00257724L01.jpg; 00249063L01.jpg; 00256050L01.jpg; 00274723L01.jpg; 00255482L01.jpg; 00257159L01.jpg; 00248894L01.jpg; 00249038L01.jpg; 00249064L01.jpg; 00247160L01.jpg; 00235624L01.jpg; 00246351L01.jpg; 00256905L01.jpg; 00272789L01.jpg; 00247256L01.jpg; 00272776L01.jpg; 00236094L01.jpg; 00252131L01.jpg; 00253980L01.jpg; 00255789L01.jpg; 00261652L01.jpg; 00256223L01.jpg; 00251826L01.jpg; 00254274L01.jpg; 00246543L01.jpg; 00249672L01.jpg; "AVG certification"

Good day Ram,

Here is e-mail 3.

Those are houses were sold from Jan 08 for FY 2008/2009. Once again, you will note that the market was doing very well at this time and people were selling no problems. Compare those with e-mail no 5 where you see better how well the market was doing in 2008 compared to 2009.

From: Marc Villanueva
Sent: Tuesday, 2, June, 2009 07:36 AM
To: /
Cc: Maryse Ouellet
Subject: Sold Jan 1 ' 09 - Jun 1, 09

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2974 Huckleberry Place		Zone 2- Comox Valley / Z2		MLS® 267194
Type	Single Family	Status	Sold	
Style	2 Storey-Main Lev Ent	List Price	\$304,900	
Total Sqft	1,624	List Date	Nov. 3, 2008	

Bedrooms	3	Sale Date	Feb. 24, 2009
Bathrooms	2	Original Price	\$319,900
Ensuite		Dec. 8, 2008	\$304,900
Taxes	\$2,897 2008		
Age	3	Sale Price	\$299,000
Yr Blt	2005	DOM	113
PID #	026051265		
Exterior	Vinyl	Basement	Slab
#Fireplaces		Bsmt Dev	None
Heating	Baseboard	Construction	Frame
		Lot Size	6839 sq.ft.
		Width (ft)	
		Sewer	Connected
Amenties	Thermal Windows, Fully Fenced		
Site Influence	Central location, Family Oriented, Shopping Nearby, Cul-de-sac		
Listed By	RE/MAX OCEAN PACIFIC REALTY CX		
Level	Main	Down	Up
Living		11X13	
Dining		10X11	
Kitchen		14X10	
Mast BR			11X13
Bathrms		2PC	4PC
Family Room		11X16	
Bedroom			11X9
Bedroom			10X12
<p>Great location and great neighbourhood is where you will find this 3 year old, 1624 square foot, 3 bedroom, 1 1/2 bathroom home. Entry level main floor living with the 3 bedrooms and the laundry room conveniently located on the second level. The single car garage is wired for 220 for the workshop/handyman, and the large pie shaped lot has a fully fenced back yard with fruit trees and is located on a cul-de-sac. Home has upgraded laminate and ceramic flooring and is very well maintained. The location is close to the aquatic centre, golf course, schools, hiking and biking trails, shopping and the connector to Mt. Washington. As an added bonus, there are seven years remaining on the New Home Warranty which is completely transferable to the new owners. More information</p>			

1592 McLaughlin Drive		Zone 2- Comox Valley / Z2		MLS® 261329
Courtenay East				
Type	Single Family	Status	Sold	
Style	Split Entry	List Price	\$305,000	
Total Sqft	2,010	List Date	July 20, 2008	
Bedrooms	4	Sale Date	Aug. 9, 2008	
Bathrooms	2	Original Price	\$305,000	
Ensuite				
Taxes	\$2,592 2008			
Age	UN	Sale Price	\$298,000	
Yr Blt		DOM	20	
PID #	001184959			
Exterior	Stucco & Siding	Basement	Full	
#Fireplaces	2	Bsmt Dev	Partly Finished	
Heating	Forced Air	Construction	Frame	
		Lot Size	7841 sq.ft.	
		Width (ft)		
		Sewer	Connected	
Amenties	Security System, Thermal Windows, RV Parking, Fully Fenced			
Site Influence	Treed Lot, Level Lot			
Listed By	RE/MAX OCEAN PACIFIC REALTY CX			
Level	Main	Down	Up	Other
Living		17X14		
Dining		11X9		
Kitchen		12X10		
Mast BR				
Bathrms	3PC	4PC		
Bedroom	12X12	12X10		
Bedroom	11X9	12X12		
Family Room	19X12			
Store/Wkshp	17X9			
<p>THIS SHOULD BE your next home. This bright and cheery home has been well maintained by the owners. The exterior has been professionally painted, the inside is fresh and clean. new windows throughout in 2006. There are 4 bedrooms and 2 baths for total family comfort. Good sized eat-in kitchen plus a formal dining room. Entertainment sized living room with fireplace up plus a family room with fireplace down (family room currently being used as the master bedroom). Super deck for summer fun and BBQing. Fenced yard with a tree that needs a treehouse!! Lots of parking .Easy distance to shopping buses, the North Island College and the Base. Room enough down for teens or grannie!! More information</p>				

2128 Swallow Cres		Zone 2- Comox Valley / Z2		MLS® 257724
Courtenay East				
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$319,700	
Total Sqft	1,376	List Date	June 5, 2008	
Bedrooms	3	Sale Date	Sept. 8, 2008	
Bathrooms	2	Original Price	\$329,700	
Ensuite		July 3, 2008	\$319,700	
Taxes	\$2,785 2007			

Age	5	Sale Price	\$319,000		
Yr Blt	2003	DOM	95		
PID #	025435001				
Exterior	Vinyl	Basement	Crawl	Lot Size	6910 sq.ft.
#Fireplaces		Bsmt Dev	Unfinished	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Wheelchair Access, Garden Area, Thermal Windows, R/I Vacuum, Main Level Entry, Hot Tub, Fully Fenced				
Site Influence	Central location, Golf Course Nearby, Low Maint Yard, Shopping Nearby, Curb & Gutter, Quiet Area, No Thru Road, Underground Services				
Listed By	RE/MAX OCEAN PACIFIC REALTY CT				
Level	Main	Down	Up	Other	
Living		24X14			MOVE IN READY! Pride and care have been taken in this 1300, 3 bed rancher in desirable East Courtenay. This exquisite home offers an open plan great room, dining room, spacious kitchen with eating bar, full ensuite, double garage, and covered entry deck. Although this home is only 5 years old, the owners have added brand new laminate floors, new paint and a beautiful electric fireplace. The property is fully fenced, landscaped and a covered area in the backyard has been added for hot tub privacy. More information
Dining		10X7			
Kitchen		10X9			
Mast BR		13X11			
Bathrms		4PC			
Bedroom		12X9			
Bedroom		13X9'9			
Bathroom		4PC			

2858 Muir Road		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 249063	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$324,900		
Total Sqft	1,552	List Date	Feb. 6, 2008		
Bedrooms	3	Sale Date	July 28, 2008		
Bathrooms	2	Original Price	\$319,900		
Ensuite	1	Mar. 26, 2008	\$324,900		
Taxes					
Age	0	Sale Price	\$329,900		
Yr Blt	2008	DOM	173		
PID #	026802643				
Exterior	Brick & Siding	Basement	Crawl	Lot Size	9626 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Forced Air	Construction	Frame	Sewer	Connected
Amenties					
Site Influence	Central location, Family Oriented, Shopping Nearby				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living		15'2X12			Lots of value in this McQueen Construction home. This 3 bedroom 2 bath home comes complete with a fireplace and 2 care garage. Centrally located in East Courtenay, you're close to shopping and recreation. This corner lot is great for RV parking. As well, the open floorplan is great for both families and entertaining. More information
Dining		12'2X9			
Kitchen		11'10X11'8			
Mast BR		14'4X11'10			
Bathrms		4PC			
Family Room		11X12			
Bedroom		12'10X11'6			
Bedroom		10'6X11'2			
Ensuite		4PC			

2840 Bryden Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 256050
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$326,900	
Total Sqft	1,487	List Date	May 14, 2008	
Bedrooms	3	Sale Date	May 22, 2008	
Bathrooms	2	Original Price	\$326,900	
Ensuite	1			
Taxes	\$1,010 2007			
Age	0	Sale Price	\$346,706	
Yr Blt	2008	DOM	8	
PID #	026802562			
Exterior	Vinyl	Basement	Lot Size	7147 sq.ft.
#Fireplaces		Bsmt Dev	Width (ft)	
Heating	Baseboard	Construction	Sewer	Connected
Amerties	Thermal Windows			
Site Influence	Golf Course Nearby, Southern Exp, Low Maint Yard, Cul-de-sac			
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		14'6X15'6		'NEW CONSTRUCTION' Another quality built home by Rideout Construction. This 1487 sqft rancher offers an open floor plan for easy living, East Courtenay location, 3 bedrooms, 2 baths (ensuite), cozy gas fireplace in the living room, fully insulated garage & gas hook up for your BBQ. Maple cabinets throughout this designer kitchen. Professionally installed space saver closets. Call for more details. More information
Dinng		10X19		
Kitchen		9X10		
Mast BR		13X14		
Bathrms		4PC		
Bedroom		10X10		
Bedroom		10X13'4		
Laundry/Utli		7X8		
Ensuite		4PC		

2455 9th E Street		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 274723	
Type	Single Family	Status	Sold		
Style	Split Level Home	List Price	\$329,000		
Total Sqft	2,162	List Date	Apr. 15, 2009		
Bedrooms	3	Sale Date	Apr. 24, 2009		
Bathrooms	3	Original Price	\$329,000		
Ensuite	1				
Taxes	\$3,139 2008				
Age	7	Sale Price	\$325,000		
Yr Blt	2002	DOM	9		
PID #	024743518				
Exterior	Vinyl	Basement	Crawl	Lot Size	7405 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	65
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, R/I Vacuum, RV Parking, Kitchen Built-in(s), Fully Fenced				
Site Influence	View - Mountain, Southern Exp, Low Maint Yard, Golf Course Dev, Landscaped				
Listed By	RE/MAX MARC VILLANUEVA REALTY				
Level	Main	Down	Up	Other	<p>Bright and sunny, the fine family home is close to schools, shopping and other amenities on a quiet street in East Courtenay. This 3 bedroom split level home is 7 years old, is in an area of newer homes, and features include a sunken family room, laminate flooring, den, large fully fenced backyard with large patio area, and a sunny southern exposure. Immaculate and in move in condition, this is a must see. All measurements approximate. More information</p>
Living		17X12			
Dining		11X10			
Kitchen		11X10			
Mast BR			16X12		
Bathrms		2PC	4PC		
Bedroom			11X11		
Bedroom			11X11		
Family Room	18X13				
Den	9X9				
Ensuite			3PC		

2013 Anna Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 255482	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$329,900		
Total Sqft	1,255	List Date	May 6, 2008		
Bedrooms	3	Sale Date	May 13, 2008		
Bathrooms	2	Original Price	\$329,900		
Ensuite	1				
Taxes	\$2,678 2007				
Age		Sale Price	\$325,000		
Yr Blt		DOM	7		
PID #	018868380				
Exterior	Vinyl	Basement		Lot Size	6534 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Security System, Built In Vacuum, Main Level Entry, Hot Tub, Fully Fenced				
Site Influence	Central location, View - Mountain, Low Maint Yard, Shopping Nearby, Curb & Gutter, Recreation Nearby, Quiet Area, Cul-de-sac, Landscaped				
Listed By	RE/MAX OCEAN PACIFIC REALTY CT				
Level	Main	Down	Up	Other	<p>Looking for a cozy rancher, but tired of baron lot? This beautiful home is centrally located on a lovely cul-de-sac lot, has been well cared for and is still under new home warranty. Picture yourself relaxing on your private backyard patio, complete with a hot tub off the master suite & a lovely mountain and glacier view! Fully landscaped and treed, you will find the privacy you love, with the ease of access to all city amenities. Whether you are just starting out, or looking to down size, this charming neighbourhood is quiet and near to all levels of schools, hiking and biking trails, Courtenay Aquatic Centre, North Island College, and within</p>
Living		12X19			
Dining					
Kitchen		10X17			
Mast BR		12X12			
Bathrms		4PC			
Bedroom		9X11			
Bedroom		10X11			
Eating Nook		9X7			

Ensuite	4PC	walking distance to town. With 3 bedrooms and 2 full baths, there is room for the little ones or visitors too! Complete with additional parking for your RV, sani-dump, and 20 amp plug in as well as all appliances, central vacuum, and hot tub, all you have to do is get settled in. Welcome to your next new home! More Information
---------	-----	--

2218 Swallow Cres		Zone 2- Comox Valley / Z2		MLS® 257159	
		Courtenay East			
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$329,900		
Total Sqft	1,465	List Date	May 29, 2008		
Bedrooms	3	Sale Date	June 23, 2008		
Bathrooms	2	Original Price	\$329,900		
Ensuite	1				
Taxes	\$3,089 2007				
Age	3	Sale Price	\$325,000		
Yr Blt	2005	DOM	25		
PID #	026292068				
Exterior	Vinyl	Basement	Crawl	Lot Size	7840 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Wheelchair Access, Thermal Windows, Fully Fenced				
Site Influence	Golf Course Nearby, Low Maint Yard, Recreation Nearby, Quiet Area, Cul-de-sac, Landscaped				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	Like new East Courtenay rancher and no GST! This property is priced \$15,100. below the appraised value. Also, DND offers the buyer a \$2000 closing bonus, available at the time of completion. Spacious, open floor concept features a cosy gas fireplace that heats the entire living and kitchen areas. Over \$2000 worth of custom hardwood, blinds, classic tile and stonework too. Fully fenced and landscaped. Large master bedroom, with walk-in closet and a full ensuite. All the work has been done, it's waiting for you. Immediate possession possible. More information
Living		14X16			
Dining		9X16			
Kitchen		9X13			
Mast BR		14X15			
Bathrms		4PC			
Bedroom		11X10			
Bedroom		11X11			
Laundry/Utli		6X8			
Ensuite		4PC			

2207 Swallow Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 248894	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$339,900		
Total Sqft	1,503	List Date	Jan. 23, 2008		
Bedrooms	3	Sale Date	Apr. 11, 2008		
Bathrooms	2	Original Price	\$349,900		
Ensuite	1	Feb. 8, 2008	\$339,900		
Taxes					
Age	0	Sale Price	\$336,900		
Yr Blt	2008	DOM	79		
PID #	026292025				
Exterior	Vinyl	Basement	Crawl	Lot Size	8365 sq.ft.
#Fireplaces	1	Bsmt Dev	None	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows				
Site Influence	Sidewalk, Recreation Nearby, Quiet Area, No Thru Road				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	Brando Construction... This rancher is on a quiet street in East Courtenay, close to all levels of schools, 3 bedrooms, 2 baths on a giant lot. More information
Living					
Dining					
Kitchen		12X14			
Mast BR		14'4X14			
Bathrms		4PC			
Kitchen		12X10			
Family Room		17'6X16			
Bedroom		9'4X10'4			
Bedroom		12X11			
Ensuite		3PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2879 Elderberry Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 249038	
Type	Single Family	Status	Sold		
Style	2 Storey-Main Lev Ent	List Price	\$339,900		
Total Sqft	1,668	List Date	Feb. 4, 2008		
Bedrooms	3	Sale Date	Apr. 23, 2008		
Bathrooms	2	Original Price	\$339,900		
Ensuite					
Taxes	\$2,628 2007				
Age	5	Sale Price	\$337,000		
Yr Blt	2003	DOM	79		
PID #	025454544				
Exterior	Vinyl	Basement	Slab	Lot Size	6098 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Main Level Entry, Fully Fenced				
Site Influence	Central location, Golf Course Nearby, Highway Access, Low Maint Yard, Level Lot				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living		21X12			Adorable--Affordable & shows like new! 5 year old immaculate Courtenay East home with warranty left & no GST. 2 levels with open plan kitchen, dining & living room all on main level. Tasteful paint colour choices & decor with laminate & tile flooring & carpets upstairs. Master bedroom with walk-in closet & California ensuite. Fully landscaped backyard is fenced & includes shed & patio awning. Lots of extra storage above garage, all this in great family neighbourhood, close to all levels of school from K--College. Just down the road is Crown Isle Golf & aquatic centre & the base. Call for your personal tour. More information
Dining		16X11			
Kitchen		12X11			
Mast BR			15X12		
Bathrms		2PC	4PC		
Bedroom			12X11		
Bedroom			12X8		

4723 McLaughlin Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 249064	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$339,900		
Total Sqft	1,665	List Date	Feb. 6, 2008		
Bedrooms	3	Sale Date	May 19, 2008		
Bathrooms	2	Original Price	\$329,900		
Ensuite	1	Mar. 26, 2008	\$339,900		
Taxes					
Age	0	Sale Price	\$339,900		
Yr Blt	2008	DOM	103		
PID #	026802716				
Exterior	Brick & Siding	Basement	Crawl	Lot Size	7840 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Forced Air	Construction	Frame	Sewer	Connected
Amenties	Central location, Shopping Nearby, Recreation Nearby				
Site Influence	ROYAL LEPAGE-COMOX VALLEY (CV)				
Listed By					
Level	Main	Down	Up	Other	
Living		20'4X18			Another great design from McQueen Construction. This 3 bedroom 2 bath design has a great open floorplan with large bedrooms and a 2 car garage. The master bedroom has a large walk-in closet & 4 pce ensuite. Located near shopping & parks, this location is sure to work for both couples & families. More information
Dining		16X13			
Kitchen		11X10			
Mast BR		14'8X11'10			
Bathrms		4PC			
Laundry/Utli		8X7'8			
Bedroom		12'8X10'8			
Bedroom		11'10X10'4			
Ensuite		4PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1772 Thorpe Ave		Zone 2- Comox Valley / Z2		MLS® 247160	
Courtenay East					
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$349,000		
Total Sqft	1,380	List Date	Jan. 2, 2008		
Bedrooms	3	Sale Date	Jan. 29, 2008		
Bathrooms	2	Original Price	\$349,000		
Ensuite	1				
Taxes	\$2,787 2007				
Age	15	Sale Price	\$346,000		
Yr Blt	1993	DOM	27		
PID #	013643177				
Exterior	Brick & Siding	Basement	Crawl	Lot Size	7405 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Security System, Garden Area, Thermal Windows, Main Level Entry				
Site Influence	Central location, Golf Course Nearby, View - Mountain, Southern Exp, Shopping Nearby, Curb & Gutter, Sidewalk, Landscaped, Underground Services				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	"VALLEY VIEW ESTATES". This East Courtenay rancher offers great mountain views, beautiful gardens, fully fenced backyard, cosy gas fireplace in living room with open floor plan including dining area. Large, 2 car garage, separate garden & storage shed. Gas hook-up for the BBQ. This home has been well maintained truly a gardener,s delight. Close to all levels of schools & amenities. More information
Living		16X12			
Dining		12X9			
Kitchen		14X9			
Mast BR		12X12			
Bathrms		4PC			
Bedroom		10X9			
Bedroom		12X11			
Laundry/Uti		6X6			
Ensuite		4PC			

4748 McLaughlin Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 235624	
Type	Single Family	Status	Sold		
Style	2 Storey- Main Lev Ent	List Price	\$359,900		
Total Sqft	2,265	List Date	May 28, 2007		
Bedrooms	4	Sale Date	Mar. 5, 2008		
Bathrooms	3	Original Price	\$349,900		
Ensuite	1	Jan. 9, 2008	\$359,900		
Taxes					
Age	0	Sale Price	\$359,900		
Yr Blt	2007	DOM	282		
PID #	026802805				
Exterior	Vinyl	Basement	Crawl	Lot Size	7405 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Built In Vacuum, Main Level Entry				
Site Influence					
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	<p>Another Lawmar home ready for early 2008. This cul-de-sac location, in a new subdivision of Muir Road is quickly filling up. Main floor is bright & spacious with kitchen open to large eating area & family room & doors to the back patio. There are 4 bedrooms up with ensuite & walk-in closet off the master. Note: Skylights, gas fireplace & computer area with internet connection upstairs. More information</p>
Living		13X18			
Dining		10X12			
Kitchen		10X11			
Mast BR			13X16		
Bathrms		2PC	4PC		
Ensuite			4PC		
Bedroom			11X13		
Bedroom			11X13		
Bedroom			13X18		
Family Room		14X15			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2613 Hebrides Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 246351	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$359,900		
Total Sqft	1,455	List Date	Nov. 30, 2007		
Bedrooms	3	Sale Date	Jan. 19, 2008		
Bathrooms	2	Original Price	\$359,900		
Ensuite	1				
Taxes	\$3,242 2007				
Age	2	Sale Price	\$359,900		
Yr Blt	2005	DOM	50		
PID #	026301679				
Exterior	Vinyl	Basement	Crawl	Lot Size	8276 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Heat Pump	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, R/I Vacuum				
Site Influence	View - Mountain				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	
Living		19X14			Just like new without the extra gst. 2 year old, 3 bedroom, 2 bathroom. Beautiful home with mountain views. Warming decor with inset display areas in the hall and many other features: heat pump, 9ft ceilings, deep baseboards, electric fireplace, pantry in kitchen with auto light. Great area centrally located between Courtenay East and Comox. Walking distance to parks, Crown Isle Golf, shopping centre, North Island College college and close to many other amenities. Only 45 minutes to Mount Washington Alpine Ski Resort. Call Karen for any other information More information
Dining		11X12			
Kitchen		10X12			
Mast BR		13X16			
Bathrms		3PC			
Bedroom		9X11			
Bedroom		11X12			
Laundry/Utli		6X10			
Ensuite		4PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1920 St Andrews Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 256905	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$359,900		
Total Sqft	1,480	List Date	May 25, 2008		
Bedrooms	3	Sale Date	June 25, 2008		
Bathrooms	2	Original Price	\$359,900		
Ensuite	1				
Taxes	\$3,026 2007				
Age	6	Sale Price	\$354,900		
Yr Blt	2002	DOM	31		
PID #	025206958				
Exterior	Vinyl	Basement	Crawl	Lot Size	6000 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	60
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Wheelchair Access, Thermal Windows, Sprinkler System				
Site Influence	Central location, Golf Course Nearby, Shopping Nearby, Sidewalk, Cul-de-sac, Landscaped				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living		15X13'3			ALL ON ONE Floor! This immaculate 3 bedroom 2 bath rancher is situated on a quiet cul-de-sac in East Courtenay. The clean, cozy & efficient kitchen has an eating bar for impromptu meals & there is a formal dining room for entertaining. This well designed home boasts a gas fireplace in the living room, sliding glass doors from the family room to the covered patio, in-ground sprinkler system in the fully fenced & landscaped back yard & a double garage. More information
Dining		13'3X10			
Kitchen		10X13'3			
Mast BR		13'3X12'7			
Bathrms		4PC			
Family Room		13'3X12			
Laundry/Utli		8X5			
Bedroom		13'3X9'2			
Bedroom		14'4X9'3			

Other	4X9'9	
-------	--------------	--

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2276 Perth Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 272789	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$359,900		
Total Sqft	1,680	List Date	Mar. 11, 2009		
Bedrooms	3	Sale Date	Mar. 20, 2009		
Bathrooms	2	Original Price	\$359,900		
Ensuite	1				
Taxes	\$3,258 2008				
Age	5	Sale Price	\$357,900		
Yr Blt	2004	DOM	9		
PID #	025816501				
Exterior	Vinyl	Basement	Crawl	Lot Size	10454 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Heat Pump	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Kitchen Built-In(s), Main Level Entry, Fully Fenced				
Site Influence	Central location, Easy Access, Golf Course Nearby, View - Mountain, Low Maint Yard, Shopping Nearby, Cul-de-sac, Landscaped				
Listed By	COAST REALTY GROUP CV LTD (CT)				
Level	Main	Down	Up	Other	
Living		15X12'6			Welcome home to this spacious 1680 sqft rancher sitting at the end of a quiet cul de sac. Walk up to the cozy covered front porch and take in the stunning glacier view. Enter to find slate tile floors and 9 ft ceilings. This open concept design has a wonderful great room with many extras. Boasting cherry shaker cabinets, stainless steel appliances, centre island and a quaint eating nook in the kitchen, gas fireplace in the living room and French doors out to the stamped concrete private patio. The master suite has his and her closets, shuttered windows and a spa bathroom with wainscotting, corner soaker tub, dual pedestal sinks and a separate corner shower. Outside find almost 1/4 of an acre with a fully fenced backyard, eco friendly heat pump and storage shed. This home is ready for you to move into. All measurements are approximate and should be verified if important. More information
Dining		13'4X8'6			
Kitchen		14'2X10			
Mast BR		13X14'2			
Bathrms		4PC			
Bedroom		14'6X11'3			
Bedroom		12'6X9			
Laundry/Uti		9X7			
Ensuite		5PC			

2160 Stirling Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 247256	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$367,500		
Total Sqft	1,570	List Date	Jan. 6, 2008		
Bedrooms	3	Sale Date	Jan. 12, 2008		
Bathrooms	2	Original Price	\$367,500		
Ensuite	1				
Taxes	\$2,760 2007				
Age	4	Sale Price	\$366,000		
Yr Blt	2004	DOM	6		
PID #	025504371				
Exterior	Vinyl	Basement	Crawl	Lot Size	6098 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Main Level Entry, Fully Fenced				
Site Influence	Central location, Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living		15X14			Great Rancher - 1570 square feet of family or retirement life space. This centrally located newer home is immaculate without paying the cost of GST. The wonderful craftsmanship and design are great for entertaining or living in the open kitchen/family room, with gas fireplace, or relax in the large living room. Extras include; garborator, CV system, underground sprinkler, bbq hookup, step out the patio and you will find the low maintenance yard with direct views of the glacier. More information
Dining		15X8			
Kitchen		11'5X10			
Mast BR		13'4X12'10			
Bathrms		4PC			
Eating Nook		8X7			
Family Room		18X8			

Bedroom	10'8X10	
Bedroom	10'9X9'5	
Laundry/Util	7X5	

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2445 Valley View Drive		Zone 2- Comox Valley / Z2		MLS® 272776	
Courtenay East					
Type	Single Family	Status	Sold		
Style	M Lev Ent w/Bsmt	List Price	\$369,000		
Total Sqft	2,816	List Date	Mar. 11, 2009		
Bedrooms	4	Sale Date	Mar. 17, 2009		
Bathrooms	4	Original Price	\$369,000		
Ensuite	2				
Taxes	\$3,379 2009				
Age	9	Sale Price	\$370,000		
Yr Bilt	2000	DOM	6		
PID #	017768063				
Exterior	Vinyl	Basement	Full	Lot Size	9040 sq.ft.
#Fireplaces		Bsmt Dev	Fully Finished	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Built In Vacuum, Main Level Entry, Sprinkler System, Fully Fenced				
Site Influence	Central location, Family Oriented, Golf Course Nearby, View - Mountain, Shopping Nearby, Landscaped				
Listed By	RE/MAX OCEAN PACIFIC REALTY CT				
Level	Main	Down	Up	Other	
Living		18'3X16			Bright, spacious, family home with a full walkout basement. With over 2700 square feet, this modern custom built home offers 4 bedrooms, 4 full bathrooms, vaulted ceilings, and a lovely maple wood kitchen that opens up to an all-seasons deck. Outside you will find a fully fenced yard landscaped with westcoast character. The double garage provides plenty of space and power for a workshop. All of this in a convenient central location for you and your family. View the virtual tour at www.masonwalker.ca. More information
Dining		12'3X10'9			
Kitchen		12'3X12			
Mast BR		14'6X12'6			
Bathrms	4PC	4PC			
Bedroom	12'7X11'8	19'6X12			
Bedroom	9X14'8				
Family Room	14'10X25'10				
Laundry/Utli	14'9X9'10				
Ensuite	4PC	4PC			

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

4753 McLauchlin Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 236094	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$369,900		
Total Sqft	1,742	List Date	June 1, 2007		
Bedrooms	3	Sale Date	May 16, 2008		
Bathrooms	2	Original Price	\$359,900		
Ensuite	1	Dec. 10, 2007	\$369,900		
Taxes		Sale Price	\$382,374		
Age	0	DOM	350		
Yr Blt	2007				
PID #	026802767				
Exterior	Vinyl	Basement	Crawl	Lot Size	10333 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Heat Pump	Construction	Frame	Sewer	Connected
Amenties	R/I Vacuum, Main Level Entry				
Site Influence	Cul-de-sac				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	Spacious rancher with a floorplan that includes a great room leading outside to a patio. This is an open floorplan with 9 & 11 foot ceilings, large tiled foyer, tarkett laminate flooring, and heritage style trim throughout. The home is on a cul-de-sac lot and is 1/4 acre in size. This home being built by Lawmar Construction should be ready early in the new year. More information
Living		18X21			
Dining		10X12			
Kitchen		10X10			
Mast BR		13X15			
Bathrms				4PC	
Ensuite				4PC	
Bedroom		15X16			
Bedroom		10X11			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2417 Lomond Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 252131	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$369,900		
Total Sqft	1,442	List Date	Mar. 25, 2008		
Bedrooms	3	Sale Date	Mar. 26, 2008		
Bathrooms	2	Original Price	\$369,900		
Ensuite	1				
Taxes	\$3,056 2007				
Age	5	Sale Price	\$365,000		
Yr Blt	2003	DOM	1		
PID #	025411039				
Exterior	Vinyl	Basement	Crawl	Lot Size	6240 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	65
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, R/I Vacuum, Main Level Entry, Fully Fenced				
Site Influence	Golf Course Nearby, View - Mountain, Curb & Gutter, Quiet Area, Cul-de-sac, Landscaped, Underground Services				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	
Living		13X16			Immaculate 3 bedroom, 2 bath rancher style home on a cul-de-sac in the "Highlands" of Courtenay East. This home is only 5 years old. Fully fenced and landscaped, large double garage, roughed in for vacuum system. Many extras that include a natural gas fireplace in living room, covered rear patio area, spacious kitchen, large master bedroom with walk in closet. This one owner home has been a no smoker home and no pets. Gas hot water heater, exposed aggregate driveway. This quality home won't last and must be seen. More information
Dining		12X10			
Kitchen		10X10			
Mast BR		14X12			
Bathrms		4PC			
Bedroom		12X10			
Bedroom		12X10			
Ensuite		3PC			

2967 Huckleberry Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 253980	
Type	Single Family	Status	Sold		
Style	2 Storey-Main Lev Ent	List Price	\$369,900		
Total Sqft	1,810	List Date	Apr. 18, 2008		
Bedrooms	3	Sale Date	Apr. 26, 2008		
Bathrooms	3	Original Price	\$369,900		
Ensuite	1				
Taxes	\$2,943 2007				
Age	3	Sale Price	\$365,000		
Yr Blt	2005	DOM	8		
PID #	026051249				
Exterior	Vinyl	Basement	Slab	Lot Size	6534 sq.ft.
#Fireplaces		Bsmt Dev	None	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Main Level Entry, Sprinkler System				
Site Influence	Family Oriented, Low Maint Yard, Cul-de-sac				
Listed By	RE/MAX MARC VILLANUEVA REALTY				
Level	Main	Down	Up	Other	
Living		15X12			Better Than New! This immaculate 3 year old home is located on a quiet cul-de-sac in East Courtenay. Features include laminate flooring, a bright open floor plan with skylights, a spacious kitchen with island & a finished bonus room over the garage which could be a large 4th bedroom. Extras include a fully fenced private backyard with a large patio off the kitchen, sprinkler system & laundry room upstairs. Remainder of New Home Warranty & ready to move into. Call for more details.. More information
Dining		11X14			
Kitchen		12X10			
Mast BR			15X11		
Bathrms		2PC	4PC		
Bedroom			10X10		
Laundry/Utli			6X6		
Other			15X12		
Bedroom			9X12		
Family Room		11X9			

1730 Valley View Drive		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 255789	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$369,900		
Total Sqft	1,858	List Date	May 12, 2008		
Bedrooms	2	Sale Date	May 13, 2008		
Bathrooms	3	Original Price	\$369,900		
Ensuite	1				
Taxes	\$2,847 2007				
Age	14	Sale Price	\$369,000		
Yr Blt	1994	DOM	1		
PID #	018522947				
Exterior	Wood	Basement	Crawl	Lot Size	7840 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Forced Air	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Jetted Bathtub				
Site Influence	Golf Course Nearby, Southern Exp, Landscaped, Natural Gas to Lot				
Listed By	RE/MAX MARC VILLANUEVA REALTY				
Level	Main	Down	Up	Other	<p>A classic beauty, this Heritage styled rancher has a bonus room above the garage--it is truly a rare find. The floor plan is open & spacious, with a bright sunny kitchen with skylight, and a slider onto the patio in the backyard. There is a separate formal dining room with French doors, hardwood oak floors, & ceramic tile throughout. The master bedroom is huge, and the ensuite has a Jacuzzi tub. Centrally located in Valley View in an area of fine homes, there is a park access across the street, or you can sit out on the covered verandah on your front deck with the summer days just ahead. All measurements approximate, verify if important. More information</p>
Living		13X15			
Dining		10X12			
Kitchen		12X20'5			
Mast BR		14'6X14'6			
Bathrms		3PC	2PC		
Bedroom		10X13'6			
Den		11'3X16			
Family Room			19X11		
Ensuite		3PC			

2228 Swallow Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 261652	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$369,900		
Total Sqft	2,013	List Date	July 28, 2008		
Bedrooms	3	Sale Date	Aug. 5, 2008		
Bathrooms	2	Original Price	\$369,900		
Ensuite	1				
Taxes	\$3,533 2008				
Age	2	Sale Price	\$368,000		
Yr Blt	2006	DOM	8		
PID #	026292114				
Exterior	Vinyl	Basement	Crawl	Lot Size	8755 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Built In Vacuum, Main Level Entry, Fully Fenced				
Site Influence	View - Mountain, Southern Exp, Low Maint Yard, Shopping Nearby, Curb & Gutter, Recreation Nearby, Road - Paved, Marina Nearby				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	<p>This East Courtenay custom built 3 Bedroom 2 year young home is a gem. It has incredible "extras" such as real wood floors, concrete counter tops, glass and stainless steel tile in kitchen and bathroom and a huge bonus room above the double car garage. Listed under assessed value this home is priced to sell. Give us a call to view! More information</p>
Living		18X16			
Dining		11X12'6			
Kitchen		11X12			
Mast BR		13X14			
Bathrms		4PC			
Laundry/Util		6'6X11			
Store/Wkshp		6'6X7'10			
Bedroom		10X12			

Bedroom	10'8X10	
Family Room	13'2X30'11	

2165 Stirling Cres		Zone 2- Comox Valley / Z2		MLS® 256223	
Courtenay East					
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$374,900		
Total Sqft	1,504	List Date	May 15, 2008		
Bedrooms	3	Sale Date	May 17, 2008		
Bathrooms	2	Original Price	\$374,900		
Ensuite	1				
Taxes	\$2,995 2007				
Age	5	Sale Price	\$374,000		
Yr Bilt	2003	DOM	2		
PID #	025611160				
Exterior	Vinyl	Basement	Crawl	Lot Size	6534 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Heat Pump	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, RV Parking, Main Level Entry, Fully Fenced				
Site Influence	Golf Course Nearby, Recreation Nearby, Landscaped				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	
Living		17'4X14			EXTRA, EXTRA - Heat pump means \$41.00/ month Hydro bills. RV parking with 30 amp service and sewer/water hookup. Built in vacuum. Immaculate home has open plan/great room concept. Pantry in kitchen. Master suite has large soaker tub and shower. Lots of extras add up to value. More Information
Dining		13'5X9'5			
Kitchen		12'5X12			
Mast BR		13'9X12'3			
Bathrms		4PC			
Bedroom		11'7X10			
Bedroom		12'10X9'10			
Laundry/Uti		10X6'6			
Ensuite		4PC			

4754 Cruickshank Ave		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 251826	
Type	Single Family	Status	Sold		
Style	2 Storey-Main Lev Ent	List Price	\$379,900		
Total Sqft	2,265	List Date	Mar. 19, 2008		
Bedrooms	4	Sale Date	Mar. 19, 2008		
Bathrooms	3	Original Price	\$379,900		
Ensuite	1				
Taxes	\$1,129 2007				
Age	0	Sale Price	\$379,900		
Yr Blt	2008	DOM	0		
PID #	026802929				
Exterior	Vinyl	Basement	Crawl	Lot Size	7274 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	R/I Vacuum, Main Level Entry				
Site Influence	Quiet Area, No Thru Road, Cul-de-sac, Level Lot				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	<p>Lawmar is building a 4 bedroom, 2 1/2 bath home on a quiet cul-de-sac in Courtenay East, in a new subdivision that is now almost full. The home will be ready for the Fall and is built for the family in mind. The main floor is open concept and is bright and spacious, with a kitchen, dining, family room in one area, and a separate living room. There are 4 bedrooms up with a walk-in closet and ensuite off the master bedroom. Note: skylights, gas fireplace, and computer area upstairs by the bedrooms. More information</p>
Living		13X18			
Dining		10X12			
Kitchen		10X11			
Mast BR			13X16		
Bathrms		2PC	4PC		
Family Room		14X15			
Laundry/Utli		7X8			
Bedroom			11X13		
Bedroom			11X13		
Bedroom			13X18		

2237 St Andrews Way		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 254274
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$379,900	
Total Sqft	1,558	List Date	Apr. 21, 2008	
Bedrooms	3	Sale Date	Apr. 23, 2008	
Bathrooms	2	Original Price	\$379,900	
Ensuite	1			
Taxes	\$2,862 2007			
Age	4	Sale Price	\$375,000	
Yr Blt	2004	DOM	2	
PID #	025816497			
Exterior	Vinyl	Basement	Crawl	Lot Size
#Fireplaces	1	Bsmt Dev		7405 sq.ft.
Heating	Baseboard	Construction	Frame	Width (ft)
				Connected
Amenties	Thermal Windows, Main Level Entry, Fully Fenced			
Site Influence	Golf Course Nearby, View - Mountain, Shopping Nearby, Landscaped, Underground Services			
Listed By	RE/MAX OCEAN PACIFIC REALTY CX			
Level	Main	Down	Up	Other
Living		19'3X16		
Dining		12'8X10		
Kitchen		11X10		
Mast BR		16X12		
Bathrms		4PC		
Laundry/Uti		10X6		
Bedroom		11'10X9'10		
Bedroom		11'7X9'3		
Ensuite		4PC		
<p>Immaculate Glacier view home in East Courtenay. This ranch style home has a huge master bedroom, full ensuite and walk in closet. 2 more good sized bedrooms, open living/dining/kitchen concept. Gas fireplace, lots of cabinets. Laundry with large closet. Very private fenced back yard has great landscaping. 2 covered patio areas, over sized garage. Perfect all around. More information</p>				

1354 Malahat Drive		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 246543	
Type	Single Family	Status	Sold		
Style	Grd Lev Ent-Main Up	List Price	\$384,900		
Total Sqft	2,600	List Date	Dec. 7, 2007		
Bedrooms	5	Sale Date	Feb. 13, 2008		
Bathrooms	3	Original Price	\$384,900		
Ensuite	1				
Taxes	\$3,133 2006				
Age	15	Sale Price	\$384,000		
Yr Blt	1992	DOM	68		
PID #	000396915				
Exterior	Vinyl	Basement	Full	Lot Size	8276 sq.ft.
#Fireplaces	1	Bsmt Dev	Fully Finished	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Built In Vacuum, Sprinkler System, Fully Fenced				
Site Influence	Golf Course Nearby, View - Mountain, Low Maint Yard, Sidewalk, Landscaped				
Listed By	RE/MAX OCEAN PACIFIC REALTY CT				
Level	Main	Down	Up	Other	<p>Pride of ownership is evident throughout this lovely Courtenay East family home. This 4 or 5 bedroom home will accommodate your growing family. Two cozy family rooms to choose from, one with an irresistible pellet stove to warm you on those winter nights, the other tucked away downstairs perfect for the kids. The gorgeous dining area which overlooks the exquisite living room adds a special flair to this winning home! Enjoy the mountain view from the deck and master bedroom. The covered deck off the family room and kitchen makes BBQ perfect year round! Yard is meticulously manicured, fully fenced and landscaped, the in ground sprinkler system completes this gorgeous package. Curbside appeal is amazing, a must see! More information</p>
Living		17'11X14'11			
Dining			11'7X10'9		
Kitchen			8'2X11'9		
Mast BR			15X17'5		
Bathrms		3PC	3PC		
Bedroom		13'5X6'5	9'10X9		
Family Room		22'10X11'7	10X12'8		
Bedroom		12'9X12'5	10'4X11		
Other		11X9			
Laundry/Uti		11'5X11'10			

1080 Mantle Drive		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 249672	
Type	Single Family	Status	Sold		
Style	Split Level Home	List Price	\$389,900		
Total Sqft	1,904	List Date	Feb. 14, 2008		
Bedrooms	4	Sale Date	Mar. 16, 2008		
Bathrooms	3	Original Price	\$389,900		
Ensuite	1				
Taxes	\$2,912 2007				
Age	22	Sale Price	\$384,000		
Yr Blt	1986	DOM	31		
PID #	001146513				
Exterior	Vinyl	Basement	Slab	Lot Size	11064 sq.ft.
#Fireplaces	2	Bsmt Dev	None	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Kitchen Built-in(s), Main Level Entry, Fully Fenced				
Site Influence	Central location, Golf Course Nearby, Private Setting, View - Mountain, Low Maint Yard, Treed Lot				
Listed By	KEY REALTY GROUP LTD.				
Level	Main	Down	Up	Other	<p>QUALITY, PRIVACY, LOCATION! Private 1/4 acre lot located on a great street within walking distance to all levels of schools, college, golf, recreation & a network of walking trails. Split level with 4 bdrm, 3 bath, double garage, mountain/glacier views and many quality upgrades including flooring, kitchen, roof(2006). Floor plan - 3 bdms up & one down with 3 piece bath off the family room - great for teens/guests/home office. Design is open & spacious with large tiled entrance, vaulted ceiling & bay window in the formal living area. Great feature - kitchen/family at the back of the home with two glass doors leading out to an entertainment size yard complete with a 20x12 covered patio, 18x12 deck and various sitting areas amongst the</p>
Living		17X17			
Dining		12X11'2			
Kitchen		17'5X13'5			
Mast BR			13'3X12'5		
Bathrms		3PC	4PC		
Family Room		16'3X13'4			
Bedroom		13'5X8'10	9'10X9		
Laundry/Uti		10X6			
Bedroom			8'10X13'2		

Ensuite

2PC

gardens - a natural extension of the inside living space. The garden beds feature a selection of shrubs, perennials & ground cover to provide year round interest. Come and experience the ambience! All measurement approximate. Call Cheryl 898-3400 More information

s.19(1)

Jones, Leslie

From: @forces.gc.ca
Sent: June 3, 2009 7:22 PM
To: Singh, Ram
Cc: @forces.gc.ca
Subject: REQUEST FOR HEA FROM CORE - / e-mail 5

Attachments: 21131.jpg; clear.gif; 00249110L01.jpg; 00241038L01.jpg; 00241048L01.jpg; 00241053L01.jpg; 00256527L01.jpg; 00241045L01.jpg; 00241041L01.jpg; 00249063L01.jpg; 00246632L01.jpg; 00256050L01.jpg; 00250537L01.jpg; 00255482L01.jpg; 00257159L01.jpg; 00251608L01.jpg; 00248894L01.jpg; 00249038L01.jpg; 00249064L01.jpg; 00247160L01.jpg; 00255549L01.jpg; 00257393L01.jpg; 00235624L01.jpg; 00246351L01.jpg; 00256905L01.jpg; 00247256L01.jpg; 00236094L01.jpg; 00252131L01.jpg; 00253980L01.jpg; 00255789L01.jpg; 00261652L01.jpg; 00256223L01.jpg; 00249140L01.jpg; 00251826L01.jpg; 00254274L01.jpg; 00246543L01.jpg; 00254134L01.jpg; 00243047L01.jpg; 00246633L01.jpg; 00247380L01.jpg; 00247960L01.jpg; 00249672L01.jpg; 00253797L01.jpg; 00240318L01.jpg; 00244923L01.jpg; 00250257L01.jpg; 00253600L01.jpg; "AVG certification"

Hello Ram,

Here is the last e-mail. This one shows houses sold when the market was at its highest (when I purchased my house last spring/summer of 2008. You will note that most houses were sold for asking prices, few thousands less and most of them for more than asking price.

Once again, I hope that we will see a reimbursement for such big loss.

Thanks again for everything. Hope to see you again when I am in Ottawa.

From: Marc Villanueva
Sent: Tuesday, 2, June, 2009 07:43 AM
To:
Cc: Maryse Ouellet
Subject: SEARCH RESULTS

This listing information is provided by
Marc Villanueva 339-2021

24/08/2012

00095

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

140 Carmanah Drive		Zone 2- Comox Valley / Z2		MLS® 249110	
Courtenay East					
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$307,700		
Total Sqft	1,150	List Date	Feb. 7, 2008		
Bedrooms	2	Sale Date	Mar. 6, 2008		
Bathrooms	2	Original Price	\$307,700		
Ensuite	1				
Taxes	\$2,648 2007				
Age	17	Sale Price	\$300,000		
Yr Blt	1991	DOM	28		
PID #	016453328				
Exterior	Vinyl	Basement	Crawl	Lot Size	7705 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	67
Heating	Heat Pump	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, R/I Vacuum, Kitchen Built-in(s), Fully Fenced				
Site Influence	Golf Course Nearby, Private Setting, Low Maint Yard, Recreation Nearby, No Thru Road, Landscaped, Underground Services, Natural Gas to Lot				
Listed By	COAST REALTY GROUP CV LTD (CT)				
Level	Main	Down	Up	Other	Prestigious Courtenay East neighborhood... great house ready to call home in desirable area! This rancher is on a private no-through road near walking trails to the college, Aquatic Centre, Home Depot and Middle school, and is only a short commute to CFB Comox. The utilities have just been upgraded by the city and are all underground. The current owner has added natural gas hook up to accommodate a beautiful freestanding old fashioned stove in the open living room and dining area. This alone heats the house but there is a bonus heat pump for extra warmth in Winter and air conditioning in Summer. This two bedroom, one and half bath home also boasts a bonus sunroom with patio doors out to a back cement patio. Let the sun shine in through its many windows and skylights and use it for an office, reading room or guest bedroom. A second wood patio is in the fully fenced back yard off the large garage and laundry room. More information
Living		15X13			
Dining		9X9			
Kitchen		8X16			
Mast BR		12X11			
Bathrms		4PC			
Bedroom		10X9			
Other		14X9			
Laundry/Uti		11X8			
Ensuite		2PC			

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2847 Bryden Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 241038
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$312,900	
Total Sqft	1,532	List Date	Aug. 17, 2007	
Bedrooms	3	Sale Date	Jan. 8, 2008	
Bathrooms	2	Original Price	\$302,900	
Ensuite	1	Jan. 2, 2008	\$312,900	
Taxes	\$1,094 2007	Sale Price	\$321,869	
Age	0	DOM	144	
Yr Blt	2007			
PID #	026802635			
Exterior	Vinyl	Basement	Crawl	Lot Size 9583 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)
Heating	Baseboard	Construction	Frame	Sewer Connected
Amenties	Thermal Windows, R/I Vacuum, Main Level Entry			
Site Influence	Golf Course Nearby, Cul-de-sac			
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		18'8X16		"NEW CONSTRUCTION". Quality built homes by Rideout Construction. This 1532 sqft home is very spacious with open floor plan designed for easy living. Perfect East Courtenay location, close to all amenities & walking distance to schools. This 3 bedroom 2 bath (ensuite) rancher offers plenty of living area for your growing family or lots of room for just the 2 of you. Cozy gas fireplace in the living room for those cool evenings. Larger lots that offer areas for possible shop, greenhouse or garden shed. Fully finished insulated garage and gas hook-up for your B B Q. Maple cabinets throughout this designer kitchen. Professionally installed space saver closets. Upgrade to a heat pump available. More details available. More information
Dining		12X12		
Kitchen		10X11		
Mast BR		14X14		
Bathrms		4PC		
Ensuite		4PC		
Bedroom		10X11		
Bedroom		10X11'6		

2845 Bryden Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 241048
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$314,900	
Total Sqft	1,516	List Date	Aug. 17, 2007	
Bedrooms	3	Sale Date	Feb. 21, 2008	
Bathrooms	2	Original Price	\$304,900	
Ensuite	1	Jan. 2, 2008	\$314,900	
Taxes	\$1,050 2007	Sale Price	\$335,370	
Age	0	DOM	188	
Yr Blt	2007			
PID #	026802627			
Exterior	Vinyl	Basement	Crawl	Lot Size 8712 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)
Heating	Baseboard	Construction	Frame	Sewer Connected
Amenties	Thermal Windows, R/I Vacuum, Main Level Entry			
Site Influence	Golf Course Nearby, Cul-de-sac			
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		16X19		"New construction" quality built homes by Rideout Construction. This 1516 sqft home is very spacious with an open floor plan designed for easy living. Perfect East Courtenay location, close to all amenities and walking distance to schools. This 3 bedroom 2 bath (ensuite) rancher offers plenty of living area for your growing family or lots of room for just the 2 or you. Cozy gas fireplace in the living room for those cool evenings. Larger lots that offer areas for possible shop, greenhouse or garden shed. Fully finished insulated garage and gas hook-up for your B B Q. Maple cabinets throughout this designer kitchen. Professionally installed space saver closets. Upgrade to a heat pump available. More details available. More information
Dining		11X13		
Kitchen		11'6X12'6		
Mast BR		12X13		
Bathrms		4PC		
Ensuite		4PC		
Bedroom		11X11		
Bedroom		10X11		

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvlla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2842 Bryden Place		Zone 2- Comox Valley / Z2		MLS® 241053	
		Courtenay East			
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$316,900		
Total Sqft	1,511	List Date	Aug. 17, 2007		
Bedrooms	2	Sale Date	Apr. 14, 2008		
Bathrooms	2	Original Price	\$296,900		
Ensuite	1	Jan. 2, 2008	\$306,900		
Taxes	\$1,010 2007	Mar. 26, 2008	\$316,900		
Age	0	Sale Price	\$316,900		
Yr Blt	2007	DOM	241		
PID #	026802554				
Exterior	Vinyl	Basement	Crawl	Lot Size	6969 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, R/I Vacuum, Main Level Entry				
Site Influence	Golf Course Nearby, Cul-de-sac				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	"New construction". Quality built homes by Rideout Construction. This 1511 sqft home is very spacious with open floor plan designed for easy living. Perfect east Courtenay location, close to all amenities & walking distance to schools. This 3 bedroom 2 bath (ensuite) rancher offers plenty of living area for your growing family or lots of room for just the 2 or you. Cosy gas fireplace in living room for those cool evenings. Larger lots that offer areas for possible shop, greenhouse or garden shed. Fully finished insulated garage and gas hook-up for your B B Q. Maple cabinets throughout this designer kitchen. Professionally installed space saver closets. Upgrade to a heat pump available. More details available. More information
Living		15X17			
Dining		10X13'4			
Kitchen		10X13'4			
Mast BR		12X14'6			
Bathrms		4PC			
Ensuite		4PC			
Bedroom		10X12			
Bedroom					

1300 Hobson Ave		Zone 2- Comox Valley / Z2		MLS® 256527	
		Courtenay East			
Type	Single Family	Status	Sold		
Style	Grd Lev Ent-Main Up	List Price	\$318,400		
Total Sqft	1,722	List Date	May 21, 2008		
Bedrooms	5	Sale Date	May 27, 2008		
Bathrooms	2	Original Price	\$318,400		
Ensuite					
Taxes	\$2,355 2007				
Age	RE	Sale Price	\$316,000		
Yr Blt	1977	DOM	6		
PID #	001341324				
Exterior	Stucco & Siding	Basement	Full	Lot Size	8276 sq.ft.
#Fireplaces		Bsmt Dev	Fully Finished	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Wkshop-Detached, Thermal Windows, Kitchen Built-in(s), Fully Fenced				
Site Influence	Low Maint Yard, Shopping Nearby, Recreation Nearby, Landscaped				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CT)				
Level	Main	Down	Up	Other	Affordable 5 bedroom spotless family home. Loads of upgrades & renos including newer roof, kitchen, bathrooms, flooring, fixtures, drywall, paint in & out. Spacious bright deck, fenced rear yard with garden area & treed screening. Detached insulated workshop with heat, power, cable & telephone> Walk to 3 neighbourhood parks, trails to schools that are not closing & just 3 blocks to bus stop. RV parking, low maintenance landscaping & great street appeal. More Information
Living		15X15			
Dining		10X7			
Kitchen		12X10			
Mast BR		13X11			
Bathrms	3PC	4PC			
Bedroom	10X8'6	10X10			
Laundry/Uti		7X5			
Store/Wkshp		7X3			
Bedroom	12X11				
Bedroom	9X7'6				

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2844 Bryden Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 241045	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$319,900		
Total Sqft	1,537	List Date	Aug. 17, 2007		
Bedrooms	3	Sale Date	May 9, 2008		
Bathrooms	2	Original Price	\$299,900		
Ensuite	1	Jan. 10, 2008	\$309,900		
Taxes	\$1,020 2007	Mar. 26, 2008	\$319,900		
Age	0	Sale Price	\$319,900		
Yr Blt	2007	DOM	266		
PID #	026802546				
Exterior	Vinyl	Basement	Crawl	Lot Size	6969 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Wheelchair Access, Thermal Windows, R/I Vacuum, Main Level Entry				
Site Influence	Golf Course Nearby, Cul-de-sac				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	<p>"New construction" quality built homes by Rideout Construction. This 1537 sqft home is very spacious with open floor plan designed for easy living. Perfect East Courtenay location, close to all amenities and walking distance to schools. This 3 bedroom 2 bath (ensuite) rancher offers plenty of living area for your growing family or lots of room for those cool evenings. Larger lots that offers areas for possible shop, greenhouse or garden shed. Fully finished insulated garage & gas hook up for your B B Q. Maple cabinets throughout this designer kitchen. Professionally installed space save closets. Upgrade to heat pump available. More details available. More information</p>
Living		17X19			
Dining		10X12			
Kitchen		10X11'8			
Mast BR		13X14			
Bathrms		4PC			
Ensuite		4PC			
Bedroom		11'6X12'6			
Bedroom		11'4X12			

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2837 Bryden Place		Zone 2- Comox Valley / Z2		MLS® 241041		
Courtenay East						
Type	Single Family	Status	Sold			
Style	Rancher	List Price	\$322,900			
Total Sqft	1,595	List Date	Aug. 17, 2007			
Bedrooms	3	Sale Date	Mar. 12, 2008			
Bathrooms	2	Original Price	\$312,900			
Ensuite	1	Jan. 2, 2008	\$322,900			
Taxes	\$1,263 2007					
Age	0	Sale Price	\$322,900			
Yr Blt	2007	DOM	208			
PID #	026802589					
Exterior	Vinyl	Basement	Crawl		Lot Size	10890 sq.ft.
#Fireplaces	1	Bsmt Dev			Width (ft)	
Heating	Baseboard	Construction	Frame		Sewer	Connected
Amenties	Thermal Windows, R/I Vacuum, Main Level Entry					
Site Influence	Golf Course Nearby, Cul-de-sac					
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)					
Level	Main	Down	Up	Other		
Living		13X14			"New Construction" quality built homes by Rideout Construction. This 1595 sqft home is very spacious with an open floor plan designed for easy living. Perfect East Courtenay location, close to all amenities & walking distance to schools. This 3 bedroom 2 bath (ensuite with soaker tub) rancher offers plenty of living area for your growing family or lots of room for just the 2 or you. Cosy gas fireplace in the living room for those cool evenings. Larger lots that offer areas for possible shop, greenhouse or garden shed. Fully finished insulated garage and gas hook-up for your B B Q. Maple cabinets throughout this designer kitchen. Professionally installed space saver closets. Upgrade to a heat pump available. More information	
Dining		10X13				
Kitchen		10X11				
Mast BR		13X14				
Bathrms		4PC				
Ensuite		4PC				
Bedroom		10'2X10'6				
Bedroom		10X10'2				
Family Room		13X14'6				

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2858 Muir Road		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 249063	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$324,900		
Total Sqft	1,552	List Date	Feb. 6, 2008		
Bedrooms	3	Sale Date	July 28, 2008		
Bathrooms	2	Original Price	\$319,900		
Ensuite	1	Mar. 26, 2008	\$324,900		
Taxes					
Age	0	Sale Price	\$329,900		
Yr Bilt	2008	DOM	173		
PID #	026802643				
Exterior	Brick & Siding	Basement	Crawl	Lot Size	9626 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Forced Air	Construction	Frame	Sewer	Connected
Amenties					
Site Influence	Central location, Family Oriented, Shopping Nearby				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living		15'2X12			Lots of value in this McQueen Construction home. This 3 bedroom 2 bath home comes complete with a fireplace and 2 care garage. Centrally located in East Courtenay, you're close to shopping and recreation. This corner lot is great for RV parking. As well, the open floorplan is great for both families and entertaining. More information
Dining		12'2X9			
Kitchen		11'10X11'8			
Mast BR		14'4X11'10			
Bathrms		4PC			
Family Room		11X12			
Bedroom		12'10X11'6			
Bedroom		10'6X11'2			
Ensuite		4PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2846 Bryden Place		Zone 2- Comox Valley / Z2		MLS® 246632	
Courtenay East					
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$325,000		
Total Sqft	1,525	List Date	Dec. 10, 2007		
Bedrooms	3	Sale Date	Jan. 14, 2008		
Bathrooms	2	Original Price	\$325,000		
Ensuite	1				
Taxes					
Age	0	Sale Price	\$318,500		
Yr Blt	2007	DOM	35		
PID #	026802538				
Exterior	Vinyl	Basement	Crawl	Lot Size	6969 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area				
Site Influence	Family Oriented, Golf Course Nearby, View - Mountain, Shopping Nearby, Recreation Nearby, Cul-de-sac, Landscaped, Level Lot, Natural Gas to Lot				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	<p>Gorgeous rancher with lovely finishing. Large open plan with a 14' island, engineered hard wood, stunning cabinets, stainless appliances, beautiful tile work and NO GST. This home backs onto a green space where you can walk for hours. You will be hard pressed to find better value in a rancher any where in the valley with the same quality of materials. Close to shopping, all levels of schools and the recreation center. All you have to do is move in and enjoy. The golf courses of the valley and the ski hill are all convenient to access. The kitchen is absolutely fabulous, slate tile, stainless quality appliances, incredible cabinets, and counters. Hand scraped oak floors and a very functional floor plan gives this home excellent value. More information</p>
Living		10X14			
Dining		9X10			
Kitchen		9X10			
Mast BR		12X13			
Bathrms		4PC			
Den		11X12			
Bedroom		10X9			
Bedroom		10X9			
Laundry/Utli		7X7			
Ensuite		3PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2840 Bryden Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 256050
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$326,900	
Total Sqft	1,487	List Date	May 14, 2008	
Bedrooms	3	Sale Date	May 22, 2008	
Bathrooms	2	Original Price	\$326,900	
Ensuite	1			
Taxes	\$1,010 2007			
Age	0	Sale Price	\$346,706	
Yr Blt	2008	DOM	8	
PID #	026802562			
Exterior	Vinyl	Basement		Lot Size 7147 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)
Heating	Baseboard	Construction	Frame	Sewer Connected
Amenties	Thermal Windows			
Site Influence	Golf Course Nearby, Southern Exp, Low Maint Yard, Cul-de-sac			
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		14'6X15'6		'NEW CONSTRUCTION' Another quality built home by Rideout Construction. This 1487 sqft rancher offers an open floor plan for easy living, East Courtenay location, 3 bedrooms, 2 baths (ensuite), cozy gas fireplace in the living room, fully insulated garage & gas hook up for your BBQ. Maple cabinets throughout this designer kitchen. Professionally installed space saver closets. Call for more details. More information
Dining		10X19		
Kitchen		9X10		
Mast BR		13X14		
Bathrms		4PC		
Bedroom		10X10		
Bedroom		10X13'4		
Laundry/Utli		7X8		
Ensuite		4PC		

2843 Bryden Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 250537
Type	Single Family	Status	Sold	
Style	2 Storey-Main Lev Ent	List Price	\$329,900	
Total Sqft	1,790	List Date	Feb. 27, 2008	
Bedrooms	3	Sale Date	Feb. 28, 2008	
Bathrooms	3	Original Price	\$329,900	
Ensuite	1			
Taxes				
Age	0	Sale Price	\$329,900	
Yr Blt	2008	DOM	1	
PID #	026802619			
Exterior	Vinyl	Basement	Crawl	Lot Size 8568 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)
Heating	Baseboard	Construction	Frame	Sewer Connected
Amenties				
Site Influence				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		12X15		New construction by Rideout Construction. More information
Dining		11X12		
Kitchen		9'8X12		
Mast BR			12X14	
Bathrms		2PC	4PC	
Bedroom			10'8X10'8	
Bedroom			10'8X10'8	
Store/Wkshp		10X12		
Ensuite			4PC	

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2013 Anna Place		Zone 2- Comox Valley / Z2		MLS® 255482
Courtenay East				
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$329,900	
Total Sqft	1,255	List Date	May 6, 2008	
Bedrooms	3	Sale Date	May 13, 2008	
Bathrooms	2	Original Price	\$329,900	
Ensuite	1			
Taxes	\$2,678 2007			
Age		Sale Price	\$325,000	
Yr Blt		DOM	7	
PID #	018868380			
Exterior	Vinyl	Basement	Lot Size	6534 sq.ft.
#Fireplaces	1	Bsmt Dev	Width (ft)	
Heating	Baseboard	Construction	Sewer	Connected
Amenties	Security System, Built In Vacuum, Main Level Entry, Hot Tub, Fully Fenced			
Site Influence	Central location, View - Mountain, Low Maint Yard, Shopping Nearby, Curb & Gutter, Recreation Nearby, Quiet Area, Cul-de-sac, Landscaped			
Listed By	RE/MAX OCEAN PACIFIC REALTY CT			
Level	Main	Down	Up	Other
Living		12X19		
Dining				
Kitchen		10X17		
Mast BR		12X12		
Bathrms		4PC		
Bedroom		9X11		
Bedroom		10X11		
Eating Nook		9X7		
Ensuite		4PC		
<p>Looking for a cozy rancher, but tired of baron lot? This beautiful home is centrally located on a lovely cul-de-sac lot, has been well cared for and is still under new home warranty. Picture yourself relaxing on your private backyard patio, complete with a hot tub off the master suite & a lovely mountain and glacier view! Fully landscaped and treed, you will find the privacy you love, with the ease of access to all city amenities. Whether you are just starting out, or looking to down size, this charming neighbourhood is quiet and near to all levels of schools, hiking and biking trails, Courtenay Aquatic Centre, North Island College, and within walking distance to town. With 3 bedrooms and 2 full baths, there is room for the little ones or visitors too! Complete with additional parking for your RV, sani-dump, and 20 amp plug in as well as all appliances, central vacuum, and hot tub, all you have to do is get settled in. Welcome to your next new home! More information</p>				

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2218 Swallow Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 257159
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$329,900	
Total Sqft	1,465	List Date	May 29, 2008	
Bedrooms	3	Sale Date	June 23, 2008	
Bathrooms	2	Original Price	\$329,900	
Ensuite	1			
Taxes	\$3,089 2007			
Age	3	Sale Price	\$325,000	
Yr Blt	2005	DOM	25	
PID #	026292068			
Exterior	Vinyl	Basement	Crawl	Lot Size
#Fireplaces	1	Bsmt Dev		7840 sq.ft.
Heating	Baseboard	Construction	Frame	Width (ft)
				Connected
Amenties	Wheelchair Access, Thermal Windows, Fully Fenced			
Site Influence	Golf Course Nearby, Low Maint Yard, Recreation Nearby, Quiet Area, Cul-de-sac, Landscaped			
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		14X16		Like new East Courtenay rancher and no GST! This property is priced \$15,100. below the appraised value. Also, DND offers the buyer a \$2000 closing bonus, available at the time of completion. Spacious, open floor concept features a cosy gas fireplace that heats the entire living and kitchen areas. Over \$2000 worth of custom hardwood, blinds, classic tile and stonework too. Fully fenced and landscaped. Large master bedroom, with walk-in closet and a full ensuite. All the work has been done, it's waiting for you. Immediate possession possible. More information
Dining		9X16		
Kitchen		9X13		
Mast BR		14X15		
Bathrms		4PC		
Bedroom		11X10		
Bedroom		11X11		
Laundry/Uti		6X8		
Ensuite		4PC		

2839 Bryden Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 251608
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$331,500	
Total Sqft	1,595	List Date	Mar. 13, 2008	
Bedrooms	3	Sale Date	Mar. 14, 2008	
Bathrooms	2	Original Price	\$331,500	
Ensuite	1			
Taxes	\$1,263 2007			
Age	0	Sale Price	\$334,776	
Yr Blt	2008	DOM	1	
PID #	026802597			
Exterior	Vinyl	Basement	Crawl	Lot Size
#Fireplaces		Bsmt Dev		12497 sq.ft.
Heating	Heat Pump	Construction	Frame	Width (ft)
				Connected
Amenties				
Site Influence				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		13X14		New construction by Rideout Construction. More information
Dining		10X13		
Kitchen		10X11		
Mast BR		13X14		
Bathrms		4PC		
Bedroom		10X10'2		
Family Room		13X14'6		
Bedroom		10'2X10'6		
Ensuite		4PC		

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2207 Swallow Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 248894	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$339,900		
Total Sqft	1,503	List Date	Jan. 23, 2008		
Bedrooms	3	Sale Date	Apr. 11, 2008		
Bathrooms	2	Original Price	\$349,900		
Ensuite	1	Feb. 8, 2008	\$339,900		
Taxes					
Age	0	Sale Price	\$336,900		
Yr Blt	2008	DOM	79		
PID #	026292025				
Exterior	Vinyl	Basement	Crawl	Lot Size	8365 sq.ft.
#Fireplaces	1	Bsmt Dev	None	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows				
Site Influence	Sidewalk, Recreation Nearby, Quiet Area, No Thru Road				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living					Brando Construction... This rancher is on a quiet street in East Courtenay, close to all levels of schools, 3 bedrooms, 2 baths on a giant lot. More information
Dining					
Kitchen		12X14			
Mast BR		14'4X14			
Bathrms		4PC			
Kitchen		12X10			
Family Room		17'6X16			
Bedroom		9'4X10'4			
Bedroom		12X11			
Ensuite		3PC			

2879 Elderberry Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 249038	
Type	Single Family	Status	Sold		
Style	2 Storey-Main Lev Ent	List Price	\$339,900		
Total Sqft	1,668	List Date	Feb. 4, 2008		
Bedrooms	3	Sale Date	Apr. 23, 2008		
Bathrooms	2	Original Price	\$339,900		
Ensuite					
Taxes	\$2,628 2007				
Age	5	Sale Price	\$337,000		
Yr Blt	2003	DOM	79		
PID #	025454544				
Exterior	Vinyl	Basement	Slab	Lot Size	6098 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Main Level Entry, Fully Fenced				
Site Influence	Central location, Golf Course Nearby, Highway Access, Low Maint Yard, Level Lot				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living		21X12			Adorable--Affordable & shows like new! 5 year old immaculate Courtenay East home with warranty left & no GST. 2 levels with open plan kitchen, dining & living room all on main level. Tasteful paint colour choices & decor with laminate & tile flooring & carpets upstairs. Master bedroom with walk-in closet & California ensuite. Fully landscaped backyard is fenced & includes shed & patio awning. Lots of extra storage above garage, all this in great family neighbourhood, close to all levels of school from K--College. Just down the road is Crown Isle Golf & aquatic centre & the base. Call for your personal tour. More information
Dining		16X11			
Kitchen		12X11			
Mast BR			15X12		
Bathrms		2PC	4PC		
Bedroom			12X11		
Bedroom			12X8		

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

4723 McLaughlin Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 249064	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$339,900		
Total Sqft	1,665	List Date	Feb. 6, 2008		
Bedrooms	3	Sale Date	May 19, 2008		
Bathrooms	2	Original Price	\$329,900		
Ensuite	1	Mar. 26, 2008	\$339,900		
Taxes		Sale Price	\$339,900		
Age	0	DOM	103		
Yr Blt	2008				
PID #	026802716				
Exterior	Brick & Siding	Basement	Crawl	Lot Size	7840 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Forced Air	Construction	Frame	Sewer	Connected
Amenties					
Site Influence	Central location, Shopping Nearby, Recreation Nearby				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	Another great design from McQueen Construction. This 3 bedroom 2 bath design has a great open floorplan with large bedrooms and a 2 car garage. The master bedroom has a large walk-in closet & 4 pce ensuite. Located near shopping & parks, this location is sure to work for both couples & families. More information
Living		20'4X18			
Dining		16X13			
Kitchen		11X10			
Mast BR		14'8X11'10			
Bathrms		4PC			
Laundry/Uti		8X7'8			
Bedroom		12'8X10'8			
Bedroom		11'10X10'4			
Ensuite		4PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1772 Thorpe Ave		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 247160	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$349,000		
Total Sqft	1,380	List Date	Jan. 2, 2008		
Bedrooms	3	Sale Date	Jan. 29, 2008		
Bathrooms	2	Original Price	\$349,000		
Ensuite	1				
Taxes	\$2,787 2007				
Age	15	Sale Price	\$346,000		
Yr Blt	1993	DOM	27		
PID #	013643177				
Exterior	Brick & Siding	Basement	Crawl	Lot Size	7405 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Security System, Garden Area, Thermal Windows, Main Level Entry				
Site Influence	Central location, Golf Course Nearby, View - Mountain, Southern Exp, Shopping Nearby, Curb & Gutter, Sidewalk, Landscaped, Underground Services				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	"VALLEY VIEW ESTATES". This East Courtenay rancher offers great mountain views, beautiful gardens, fully fenced backyard, cosy gas fireplace in living room with open floor plan including dining area. Large, 2 car garage, separate garden & storage shed. Gas hook-up for the BBQ. This home has been well maintained truly a gardener,s delight. Close to all levels of schools & amenities. More information
Living		16X12			
Dining		12X9			
Kitchen		14X9			
Mast BR		12X12			
Bathrms		4PC			
Bedroom		10X9			
Bedroom		12X11			
Laundry/Utli		6X6			
Ensuite		4PC			

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation

2195 Blue Jay Place		Zone 2- Comox Valley / Z2		MLS® 255549
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$349,900	
Total Sqft	1,600	List Date	May 8, 2008	
Bedrooms	3	Sale Date	May 26, 2008	
Bathrooms	2	Original Price	\$349,900	
Ensuite	1			
Taxes	\$2,488 2007			
Age	2	Sale Price	\$344,000	
Yr Bilt	2006	DOM	18	
PID #	026599911			
Exterior	Hardi Plank	Basement	Crawl	Lot Size
#Fireplaces	1	Bsmt Dev		7840 sq.ft.
Heating	Baseboard	Construction	Frame	Width (ft)
				Connected
Amenties	Thermal Windows, Main Level Entry, Hot Tub, Fully Fenced			
Site Influence	Can Be Rented, Easy Access, Family Oriented, Golf Course Nearby, Shopping Nearby, Recreation Nearby, Cul-de-sac, Landscaped, Pets Allowed			
Listed By	COAST REALTY GROUP CV LTD (CT)			
Level	Main	Down	Up	Other
Living		12X16		Relax and enjoy this spacious 3 bedroom newer rancher! Cozy up and warm your feet by the gas fireplace. This home has laminate floors, maple kitchen cupboards and even a soaker tub in the ensuite! Relax and listen to music with the outdoor stereo system while enjoying the hot tub in your own fenced yard backing up to forested parkland! Measurements are taken from building plan and are approximate. All measurements should be independently verified if important. More information
Dining		12X9		
Kitchen		12X8'6		
Mast BR		11'6X15'6		
Bathrms		4PC		
Eating Nook		9'6X9'6		
Family Room		13X15'6		
Bedroom		9'6X9'6		
Bedroom		9X12'6		
Garage		19X20		

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1628 Mallard Drive		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 257393	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$349,900		
Total Sqft	1,398	List Date	May 31, 2008		
Bedrooms	3	Sale Date	June 15, 2008		
Bathrooms	2	Original Price	\$355,000		
Ensuite	1	June 12, 2008	\$349,900		
Taxes	\$2,884 2007	Sale Price	\$349,900		
Age	15	DOM	15		
Yr Blt	1993				
PID #	017680735				
Exterior	Vinyl	Basement	Crawl	Lot Size	9147 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Heat Pump	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, RV Parking, Main Level Entry, Fully Fenced				
Site Influence	Central location, View - Mountain, Low Maint Yard, Landscaped, Underground Services				
Listed By	COURTENAY COMOX REALTY LTD.				
Level	Main	Down	Up	Other	Open House Saturday June 14th 1-3 pm. Tastefully renovated rancher on a large corner lot in an area of fine homes. This 1398 sqft home has received numerous updates over the last few years such as roof, flooring, paint etc. Pride in ownership shows through out. Open concept floor plan totally captures the terrific mountain view. Oak cabinets and pot lighting in the kitchen. You will be impressed with the fully landscaped but low maintenance .21 acre lot. RV parking and Heat pump are but a few of the many features of this nice property. Neighbourhood is perfect for long relaxing walks. This home is in move in condition! More information
Living		17'9X15'5			
Dining		9'6X11'8			
Kitchen		9'1X12'2			
Mast BR		13'4X13'3			
Bathrms		4PC			
Bedroom		9'7X9'3			
Laundry/Utli		8'2X5'9			
Bedroom		10X10'6			
Ensuite		4PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvllia.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

4748 McLauchlin Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 235624
Type	Single Family	Status	Sold	
Style	2 Storey-Main Lev Ent	List Price	\$359,900	
Total Sqft	2,265	List Date	May 28, 2007	
Bedrooms	4	Sale Date	Mar. 5, 2008	
Bathrooms	3	Original Price	\$349,900	
Ensuite	1	Jan. 9, 2008	\$359,900	
Taxes				
Age	0	Sale Price	\$359,900	
Yr Blt	2007	DOM	282	
PID #	026802805			
Exterior	Vinyl	Basement	Crawl	Lot Size
#Fireplaces		Bsmt Dev		7405 sq.ft.
Heating	Baseboard	Construction	Frame	Width (ft)
				Connected
Amenties	Thermal Windows, Built In Vacuum, Main Level Entry			
Site Influence				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX			
Level	Main	Down	Up	Other
Living		13X18		<p>Another Lawmar home ready for early 2008. This cul-de-sac location, in a new subdivision of Muir Road is quickly filling up. Main floor is bright & spacious with kitchen open to large eating area & family room & doors to the back patio. There are 4 bedrooms up with ensuite & walk-in closet off the master. Note: Skylights, gas fireplace & computer area with internet connection upstairs. More information</p>
Dining		10X12		
Kitchen		10X11		
Mast BR			13X16	
Bathrms		2PC	4PC	
Ensuite			4PC	
Bedroom			11X13	
Bedroom			11X13	
Bedroom			13X18	
Family Room		14X15		

2613 Hebrides Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 246351
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$359,900	
Total Sqft	1,455	List Date	Nov. 30, 2007	
Bedrooms	3	Sale Date	Jan. 19, 2008	
Bathrooms	2	Original Price	\$359,900	
Ensuite	1			
Taxes	\$3,242 2007			
Age	2	Sale Price	\$359,900	
Yr Blt	2005	DOM	50	
PID #	026301679			
Exterior	Vinyl	Basement	Crawl	Lot Size
#Fireplaces		Bsmt Dev		8276 sq.ft.
Heating	Heat Pump	Construction	Frame	Width (ft)
				Connected
Amenties	Thermal Windows, R/I Vacuum			
Site Influence	View - Mountain			
Listed By	RE/MAX OCEAN PACIFIC REALTY CX			
Level	Main	Down	Up	Other
Living		19X14		<p>Just like new without the extra gst. 2 year old, 3 bedroom, 2 bathroom. Beautiful home with mountain views. Warming decor with inset display areas in the hall and many other features: heat pump, 9ft ceilings, deep baseboards, electric fireplace, pantry in kitchen with auto light. Great area centrally located between Courtenay East and Comox. Walking distance to parks, Crown Isle Golf, shopping centre, North Island College college and close to many other amenities. Only 45 minutes to Mount Washington Alpine Ski Resort. Call Karen for any other information More information</p>
Dining		11X12		
Kitchen		10X12		
Mast BR		13X16		
Bathrms		3PC		
Bedroom		9X11		
Bedroom		11X12		
Laundry/Utli		6X10		
Ensuite		4PC		

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1920 St Andrews Place		Zone 2- Comox Valley / Z2		MLS® 256905	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$359,900		
Total Sqft	1,480	List Date	May 25, 2008		
Bedrooms	3	Sale Date	June 25, 2008		
Bathrooms	2	Original Price	\$359,900		
Ensuite	1				
Taxes	\$3,026 2007				
Age	6	Sale Price	\$354,900		
Yr Blt	2002	DOM	31		
PID #	025206958				
Exterior	Vinyl	Basement	Crawl	Lot Size	6000 sq.ft.
#Fireplaces		Bsmt Dev		Width (ft)	60
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Wheelchair Access, Thermal Windows, Sprinkler System				
Site Influence	Central location, Golf Course Nearby, Shopping Nearby, Sidewalk, Cul-de-sac, Landscaped				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	ALL ON ONE Floor! This immaculate 3 bedroom 2 bath rancher is situated on a quiet cul-de-sac in East Courtenay. The clean, cozy & efficient kitchen has an eating bar for impromptu meals & there is a formal dining room for entertaining. This well designed home boasts a gas fireplace in the living room, sliding glass doors from the family room to the covered patio, in-ground sprinkler system in the fully fenced & landscaped back yard & a double garage. More Information
Living		15X13'3			
Dining		13'3X10			
Kitchen		10X13'3			
Mast BR		13'3X12'7			
Bathrms		4PC			
Family Room		13'3X12			
Laundry/Uti		8X5			
Bedroom		13'3X9'2			
Bedroom		14'4X9'3			
Other		4X9'9			

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2160 Stirling Cres		Zone 2- Comox Valley / Z2		MLS® 247256		
Courtenay East						
Type	Single Family	Status	Sold			
Style	Rancher	List Price	\$367,500			
Total Sqft	1,570	List Date	Jan. 6, 2008			
Bedrooms	3	Sale Date	Jan. 12, 2008			
Bathrooms	2	Original Price	\$367,500			
Ensuite	1					
Taxes	\$2,760 2007					
Age	4	Sale Price	\$366,000			
Yr Blt	2004	DOM	6			
PID #	025504371					
Exterior	Vinyl	Basement	Crawl		Lot Size	6098 sq.ft.
#Fireplaces	1	Bsmt Dev			Width (ft)	
Heating	Baseboard	Construction	Frame		Sewer	Connected
Amenties	Thermal Windows, Built In Vacuum, Kitchen Built-in(s), Main Level Entry, Fully Fenced					
Site Influence	Central location, Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard					
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)					
Level	Main	Down	Up	Other		
Living		15X14			Great Rancher - 1570 square feet of family or retirement life space. This centrally located newer home is immaculate without paying the cost of GST. The wonderful craftsmanship and design are great for entertaining or living in the open kitchen/family room, with gas fireplace, or relax in the large living room. Extras include; garborator, CV system, underground sprinkler, bbq hookup, step out the patio and you will find the low maintenance yard with direct views of the glacier. More information	
Dining		15X8				
Kitchen		11'5X10				
Mast BR		13'4X12'10				
Bathrms		4PC				
Eating Nook		8X7				
Family Room		18X8				
Bedroom		10'8X10				
Bedroom		10'9X9'5				
Laundry/Uti		7X5				

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

4753 McLaughlin Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 236094
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$369,900	
Total Sqft	1,742	List Date	June 1, 2007	
Bedrooms	3	Sale Date	May 16, 2008	
Bathrooms	2	Original Price	\$359,900	
Ensuite	1	Dec. 10, 2007	\$369,900	
Taxes		Sale Price	\$382,374	
Age	0	DOM	350	
Yr Blt	2007			
PID #	026802767			
Exterior	Vinyl	Basement	Crawl	Lot Size
#Fireplaces		Bsmt Dev		10333 sq.ft.
Heating	Heat Pump	Construction	Frame	Width (ft)
				Connected
Amenties	R/I Vacuum, Main Level Entry			
Site Influence	Cul-de-sac			
Listed By	RE/MAX OCEAN PACIFIC REALTY CX			
Level	Main	Down	Up	Other
Living		18X21		Spacious rancher with a floorplan that includes a great room leading outside to a patio. This is an open floorplan with 9 & 11 foot ceilings, large tiled foyer, tarkett laminate flooring, and heritage style trim throughout. The home is on a cul-de-sac lot and is 1/4 acre in size. This home being built by Lawmar Construction should be ready early in the new year. More information
Dining		10X12		
Kitchen		10X10		
Mast BR		13X15		
Bathrms			4PC	
Ensuite			4PC	
Bedroom		15X16		
Bedroom		10X11		

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2417 Lomond Place		Zone 2- Comox Valley / Z2		MLS® 252131	
		Courtenay East			
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$369,900		
Total Sqft	1,442	List Date	Mar. 25, 2008		
Bedrooms	3	Sale Date	Mar. 26, 2008		
Bathrooms	2	Original Price	\$369,900		
Ensuite	1				
Taxes	\$3,056 2007				
Age	5	Sale Price	\$365,000		
Yr Blt	2003	DOM	1		
PID #	025411039				
Exterior	Vinyl	Basement	Crawl	Lot Size	6240 sq.ft.
#Fireplaces	1	Bsmrt Dev		Width (ft)	65
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, R/I Vacuum, Main Level Entry, Fully Fenced				
Site Influence	Golf Course Nearby, View - Mountain, Curb & Gutter, Quiet Area, Cul-de-sac, Landscaped, Underground Services				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	Immaculate 3 bedroom, 2 bath rancher style home on a cul-de-sac in the "Highlands" of Courtenay East. This home is only 5 years old. Fully fenced and landscaped, large double garage, roughed in for vacuum system. Many extras that include a natural gas fireplace in living room, covered rear patio area, spacious kitchen, large master bedroom with walk in closet. This one owner home has been a no smoker home and no pets. Gas hot water heater, exposed aggregate driveway. This quality home won't last and must be seen. More Information
Living		13X16			
Dining		12X10			
Kitchen		10X10			
Mast BR		14X12			
Bathrms		4PC			
Bedroom		12X10			
Bedroom		12X10			
Ensuite		3PC			

2967 Huckleberry Place		Zone 2- Comox Valley / Z2		MLS® 253980	
		Courtenay East			
Type	Single Family	Status	Sold		
Style	2 Storey-Main Lev Ent	List Price	\$369,900		
Total Sqft	1,810	List Date	Apr. 18, 2008		
Bedrooms	3	Sale Date	Apr. 26, 2008		
Bathrooms	3	Original Price	\$369,900		
Ensuite	1				
Taxes	\$2,943 2007				
Age	3	Sale Price	\$365,000		
Yr Blt	2005	DOM	8		
PID #	026051249				
Exterior	Vinyl	Basement	Slab	Lot Size	6534 sq.ft.
#Fireplaces		Bsmrt Dev	None	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Main Level Entry, Sprinkler System				
Site Influence	Family Oriented, Low Maint Yard, Cul-de-sac				
Listed By	RE/MAX MARC VILLANUEVA REALTY				
Level	Main	Down	Up	Other	Better Than New! This immaculate 3 year old home is located on a quiet cul-de-sac in East Courtenay. Features include laminate flooring, a bright open floor plan with skylights, a spacious kitchen with island & a finished bonus room over the garage which could be a large 4th bedroom. Extras include a fully fenced private backyard with a large patio off the kitchen, sprinkler system & laundry room upstairs. Remainder of New Home Warranty & ready to move into. Call for more details.. More Information
Living		15X12			
Dining		11X14			
Kitchen		12X10			
Mast BR			15X11		
Bathrms		2PC	4PC		
Bedroom			10X10		
Laundry/Uti			6X6		
Other			15X12		
Bedroom			9X12		
Family Room		11X9			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1730 Valley View Drive		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 255789	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$369,900		
Total Sqft	1,858	List Date	May 12, 2008		
Bedrooms	2	Sale Date	May 13, 2008		
Bathrooms	3	Original Price	\$369,900		
Ensuite	1				
Taxes	\$2,847 2007				
Age	14	Sale Price	\$369,000		
Yr Blt	1994	DOM	1		
PID #	018522947				
Exterior	Wood	Basement	Crawl	Lot Size	7840 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Forced Air	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Jetted Bathtub				
Site Influence	Golf Course Nearby, Southern Exp, Landscaped, Natural Gas to Lot				
Listed By	RE/MAX MARC VILLANUEVA REALTY				
Level	Main	Down	Up	Other	<p>A classic beauty, this Heritage styled rancher has a bonus room above the garage--it is truly a rare find. The floor plan is open & spacious, with a bright sunny kitchen with skylight, and a slider onto the patio in the backyard. There is a separate formal dining room with French doors, hardwood oak floors, & ceramic tile throughout. The master bedroom is huge, and the ensuite has a Jacuzzi tub. Centrally located in Valley View in an area of fine homes, there is a park access across the street, or you can sit out on the covered verandah on your front deck with the summer days just ahead. All measurements approximate, verify if important. More information</p>
Living		13X15			
Dining		10X12			
Kitchen		12X20'5			
Mast BR		14'6X14'6			
Bathrms		3PC	2PC		
Bedroom		10X13'6			
Den		11'3X16			
Family Room			19X11		
Ensuite		3PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2228 Swallow Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 261652
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$369,900	
Total Sqft	2,013	List Date	July 28, 2008	
Bedrooms	3	Sale Date	Aug. 5, 2008	
Bathrooms	2	Original Price	\$369,900	
Ensuite	1			
Taxes	\$3,533 2008			
Age	2	Sale Price	\$368,000	
Yr Blt	2006	DOM	8	
PID #	026292114			
Exterior	Vinyl	Basement	Crawl	Lot Size 8755 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)
Heating	Baseboard	Construction	Frame	Sewer Connected
Amenties	Thermal Windows, Built In Vacuum, Main Level Entry, Fully Fenced			
Site Influence	View - Mountain, Southern Exp, Low Maint Yard, Shopping Nearby, Curb & Gutter, Recreation Nearby, Road - Paved, Marina Nearby			
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		18X16		This East Courtenay custom built 3 Bedroom 2 year young home is a gem. It has incredible "extras" such as real wood floors, concrete counter tops, glass and stainless steel tile in kitchen and bathroom and a huge bonus room above the double car garage. Listed under assessed value this home is priced to sell. Give us a call to view! More information
Dining		11X12'6		
Kitchen		11X12		
Mast BR		13X14		
Bathrms		4PC		
Laundry/Uti		6'6X11		
Store/Wkshp		6'6X7'10		
Bedroom		10X12		
Bedroom		10'8X10		
Family Room		13'2X30'11		

2165 Stirling Cres		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 256223
Type	Single Family	Status	Sold	
Style	Rancher	List Price	\$374,900	
Total Sqft	1,504	List Date	May 15, 2008	
Bedrooms	3	Sale Date	May 17, 2008	
Bathrooms	2	Original Price	\$374,900	
Ensuite	1			
Taxes	\$2,995 2007			
Age	5	Sale Price	\$374,000	
Yr Blt	2003	DOM	2	
PID #	025611160			
Exterior	Vinyl	Basement	Crawl	Lot Size 6534 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)
Heating	Heat Pump	Construction	Frame	Sewer Connected
Amenties	Thermal Windows, RV Parking, Main Level Entry, Fully Fenced			
Site Influence	Golf Course Nearby, Recreation Nearby, Landscaped			
Listed By	RE/MAX OCEAN PACIFIC REALTY CX			
Level	Main	Down	Up	Other
Living		17'4X14		EXTRA, EXTRA - Heat pump means \$41.00/ month Hydro bills. RV parking with 30 amp service and sewer/water hookup. Built In vacuum.

Dining	13'5X9'5
Kitchen	12'5X12
Mast BR	13'9X12'3
Bathrms	4PC
Bedroom	11'7X10
Bedroom	12'10X9'10
Laundry/Ut	10X6'6
Ensuite	4PC

Immaculate home has open plan/great room concept. Pantry in kitchen. Master suite has large soaker tub and shower. Lots of extras add up to value. More information

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2979 Elderberry Cres		Zone 2- Comox Valley / Z2		MLS® 249140	
Courtenay East					
Type	Single Family	Status	Sold		
Style	Grd Lev Ent-Main Up	List Price	\$379,900		
Total Sqft	2,026	List Date	Feb. 7, 2008		
Bedrooms	3	Sale Date	May 4, 2008		
Bathrooms	2	Original Price	\$379,900		
Ensuite					
Taxes	\$2,665 2007				
Age	4	Sale Price	\$370,000		
Yr Blt	2004	DOM	87		
PID #	025921576				
Exterior	Vinyl	Basement		Lot Size	6286 sq.ft.
#Fireplaces	1	Bsmt Dev	Fully Finished	Width (ft)	
Heating	Heat Pump	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Jetted Bathtub, Fully Fenced				
Site Influence	Family Oriented, Low Maint Yard, Quiet Area, Landscaped				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living		14'5X13			Beautiful home in great area. Downstairs is an L-shaped family room with new carpet, a den, the 3rd bedroom, a 2 pce bath & the laundry area. This home enjoys the benefits of a Lennox heat pump (warm winters & cool summers!). Patio doors from the family room exit into the spacious back yard. Low maintenance yard means more time for family fun. The playhouse & swing set are staying. There is extra storage under the deck. Prepare to be amazed when you go upstairs. This home has been customized with details you will love. The living room/dining room area has light oak hardwood with a dark oak inlay. The kitchen has extra cupboards, an open eating bar & a delightful splash of colour. The 2nd bedroom in this home is larger than many masters & looks onto the backyard. You can not help but love the incredible 5 pce main bathroom. The master next door also has to be seen to appreciate. This room is huge! The double car garage & long driveway complete this house. More information
Dining		11'5X10'8			
Kitchen		8'9X17'3			
Mast BR		19'1X11'4			
Bathrms	2PC	5PC			
Bedroom	8'8X11'9	13'11X10			
Den	8'2X10				
Family Room	15'7X16'7				
Garage	20'9X19'2				

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

4754 Cruickshank Ave		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 251826
Type	Single Family	Status	Sold	
Style	2 Storey-Main Lev Ent	List Price	\$379,900	
Total Sqft	2,265	List Date	Mar. 19, 2008	
Bedrooms	4	Sale Date	Mar. 19, 2008	
Bathrooms	3	Original Price	\$379,900	
Ensuite	1			
Taxes	\$1,129 2007			
Age	0	Sale Price	\$379,900	
Yr Blt	2008	DOM	0	
PID #	026802929			
Exterior	Vinyl	Basement	Crawl	Lot Size
#Fireplaces	1	Bsmt Dev		7274 sq.ft.
Heating	Baseboard	Construction	Frame	Width (ft)
				Connected
Amenties	R/I Vacuum, Main Level Entry			
Site Influence	Quiet Area, No Thru Road, Cul-de-sac, Level Lot			
Listed By	RE/MAX OCEAN PACIFIC REALTY CX			
Level	Main	Down	Up	Other
Living		13X18		Lawmar is building a 4 bedroom, 2 1/2 bath home on a quiet cul-de-sac in Courtenay East, in a new subdivision that is now almost full. The home will be ready for the Fall and is built for the family in mind. The main floor is open concept and is bright and spacious, with a kitchen, dining, family room in one area, and a separate living room. There are 4 bedrooms up with a walk-in closet and ensuite off the master bedroom. Note: skylights, gas fireplace, and computer area upstairs by the bedrooms. More information
Dining		10X12		
Kitchen		10X11		
Mast BR			13X16	
Bathrms		2PC	4PC	
Family Room		14X15		
Laundry/Util		7X8		
Bedroom			11X13	
Bedroom			11X13	
Bedroom			13X18	

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

2237 St Andrews Way		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 254274	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$379,900		
Total Sqft	1,558	List Date	Apr. 21, 2008		
Bedrooms	3	Sale Date	Apr. 23, 2008		
Bathrooms	2	Original Price	\$379,900		
Ensuite	1				
Taxes	\$2,862 2007				
Age	4	Sale Price	\$375,000		
Yr Blt	2004	DOM	2		
PID #	025816497				
Exterior	Vinyl	Basement	Crawl	Lot Size	7405 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Main Level Entry, Fully Fenced				
Site Influence	Golf Course Nearby, View - Mountain, Shopping Nearby, Landscaped, Underground Services				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	Immaculate Glacier view home in East Courtenay. This ranch style home has a huge master bedroom, full ensuite and walk in closet. 2 more good sized bedrooms, open living/dining/kitchen concept. Gas fireplace, lots of cabinets. Laundry with large closet. Very private fenced back yard has great landscaping. 2 covered patio areas, over sized garage. Perfect all around. More information
Living		19'3X16			
Dining		12'8X10			
Kitchen		11X10			
Mast BR		16X12			
Bathrms		4PC			
Laundry/Uti		10X6			
Bedroom		11'10X9'10			
Bedroom		11'7X9'3			
Ensuite		4PC			

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1354 Malahat Drive		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 246543
Type	Single Family	Status	Sold	
Style	Grd Lev Ent-Main Up	List Price	\$384,900	
Total Sqft	2,600	List Date	Dec. 7, 2007	
Bedrooms	5	Sale Date	Feb. 13, 2008	
Bathrooms	3	Original Price	\$384,900	
Ensuite	1			
Taxes	\$3,133 2006			
Age	15	Sale Price	\$384,000	
Yr Blt	1992	DOM	68	
PID #	000396915			
Exterior	Vinyl	Basement	Full	Lot Size
#Fireplaces	1	Bsmt Dev	Fully Finished	8276 sq.ft.
Heating	Baseboard	Construction	Frame	Width (ft)
				Connected
Amenties	Garden Area, Thermal Windows, Built In Vacuum, Sprinkler System, Fully Fenced			
Site Influence	Golf Course Nearby, View - Mountain, Low Maint Yard, Sidewalk, Landscaped			
Listed By	RE/MAX OCEAN PACIFIC REALTY CT			
Level	Main	Down	Up	Other
Living		17'11X14'11		Pride of ownership is evident throughout this lovely Courtenay East family home. This 4 or 5 bedroom home will accommodate your growing family. Two cozy family rooms to choose from, one with an irresistible pellet stove to warm you on those winter nights, the other tucked away downstairs perfect for the kids. The gorgeous dining area which overlooks the exquisite living room adds a special flair to this winning home! Enjoy the mountain view from the deck and master bedroom. The covered deck off the family room and kitchen makes BBQ perfect year round! Yard is meticulously manicured, fully fenced and landscaped, the in ground sprinkler system completes this gorgeous package. Curbside appeal is amazing, a must see! More information
Dining			11'7X10'9	
Kitchen			8'2X11'9	
Mast BR			15X17'5	
Bathrms		3PC	3PC	
Bedroom		13'5X6'5	9'10X9	
Family Room		22'10X11'7	10X12'8	
Bedroom		12'9X12'5	10'4X11	
Other		11X9		
Laundry/Uti		11'5X11'10		

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1503 Flicker Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 254134	
Type	Single Family	Status	Sold		
Style	Grd Lev Ent-Main Up	List Price	\$385,000		
Total Sqft	2,019	List Date	Apr. 21, 2008		
Bedrooms	4	Sale Date	Apr. 30, 2008		
Bathrooms	3	Original Price	\$385,000		
Ensuite	1				
Taxes	\$3,080 2007				
Age	16	Sale Price	\$380,000		
Yr Blt	1992	DOM	9		
PID #	017339219				
Exterior	Brick & Siding	Basement	Full	Lot Size	7405 sq.ft.
#Fireplaces		Bsmt Dev	Fully Finished	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Sprinkler System, Fully Fenced				
Site Influence	View - Mountain, Southern Exp, Cul-de-sac				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	Amazing Mountain and Glacier Views from this East Courtenay home located on a quiet cul-de-sac in the Valley View area. Ample space all around inside and out on a beautifully landscaped lot. 3 beds and 2 baths on the main floor with vaulted living room with a gas fireplace and ample storage in the kitchen/breakfast room. Good natural light. Outside, the garden has block paved walkway and automated sprinkler system operated from the covered deck. Southern exposure and easy walking to trails, Crown Isle golf, schools and stores. More information
Living		17'2X14'2			
Dining		11'3X10'9			
Kitchen		9'5X11'3			
Mast BR		10'9X13'7			
Bathrms	4PC	4PC			
Bedroom	10'5X11'5	8'10X9'11			
Bedroom		9'1X10			
Family Room	19X18'6				
Laundry/Util	9'1X6'2				
Ensuite		4PC			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1182 Williams Road		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 243047	
Type	Single Family	Status	Sold		
Style	Grd Lev Ent-Main Up	List Price	\$389,900		
Total Sqft	2,568	List Date	Sept. 22, 2007		
Bedrooms	4	Sale Date	Feb. 22, 2008		
Bathrooms	2	Original Price	\$398,000		
Ensuite		Feb. 7, 2008	\$389,900		
Taxes	\$2,849 2007				
Age	25	Sale Price	\$380,000		
Yr Blt	1982	DOM	153		
PID #	000145467				
Exterior	Brick & Siding	Basement	Full	Lot Size	7840 sq.ft.
#Fireplaces	2	Bsmt Dev	Fully Finished	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Wkshop-Detached, RV Parking, Sprinkler System, Fully Fenced				
Site Influence	Golf Course Nearby, View - Mountain, No Thru Road, Landscaped				
Listed By	COAST REALTY GROUP CV LTD (CT)				
Level	Main	Down	Up	Other	
Living		16X13			Welcome to wonderful Williams Road! This perfect family home has something for everyone. A wired workshop for the handy person, beautiful low maintenance gardens for the Mrs./Mr. Greenthumbs, a room or two for the hobblist and a generous family room that could double as a rec room for the kids. Not to forget that there is new slate, tile and laminate flooring, countertops and paint. Sit down, relax and enjoy the views of the gorgeous Beaufort Range mountains on your covered wrap around deck. Wouldn't you like to call this home? More information
Dining		11X10			
Kitchen		13X11			
Mast BR		11X11			
Bathrms	4PC	4PC			
Bedroom	12X10	10X10			
Family Room	27X14				
Bedroom		10X9			
Den	13X9				
Laundry/Utl	11X7				

4730 Cruickshank Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 246633	
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$389,900		
Total Sqft	1,984	List Date	Dec. 10, 2007		
Bedrooms	3	Sale Date	Apr. 29, 2008		
Bathrooms	2	Original Price	\$389,900		
Ensuite	1				
Taxes					
Age	0	Sale Price	\$389,900		
Yr Blt	2007	DOM	141		
PID #	026802988				
Exterior	Vinyl	Basement	Crawl	Lot Size	8320 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	64
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Main Level Entry				
Site Influence	View - Mountain, Cul-de-sac, Level Lot, Underground Services, Natural Gas to Lot				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	
Living		22'8X16			Spacious 1624 sqft rancher with bonus room above garage with lovely mountain view. Features include ceramic tile entry, laminate in main floor area, 9 ft ceiling in great room, insulated garage, master suite with walk-in closet, covered front entry & rear patio with sliding doors off dining area. Lot backs onto treed city parkland. Completion expected March 08. More information
Dining		13'6X11			
Kitchen		13'6X10'6			
Mast BR		13X12'6			
Bathrms		4PC			
Bedroom		13X10'8			
Bedroom		11X10			
Family Room			21X16'6		
Ensuite		3PC			

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1099 Williams Road		Zone 2- Comox Valley / Z2		MLS® 247380	
Courtenay East					
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$389,900		
Total Sqft	1,573	List Date	Jan. 7, 2008		
Bedrooms	3	Sale Date	Feb. 4, 2008		
Bathrooms	2	Original Price	\$389,900		
Ensuite	1				
Taxes	\$2,991 2007				
Age	22	Sale Price	\$389,000		
Yr Blt	1986	DOM	28		
PID #	000335452				
Exterior	Brick & Siding	Basement	Crawl	Lot Size	9496 sq.ft.
#Fireplaces	1	Bsmt Dev	None	Width (ft)	
Heating	Heat Pump	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, R/I Vacuum, Kitchen Built-in(s), Jetted Bathtub				
Site Influence	View - Mountain, Southern Exp, Shopping Nearby, Curb & Gutter, Landscaped, Road - Paved				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	BEST SEATS for Valley & Glacier Views! The covered deck and back of the house have an unobstructed view across the farm to the city and mountains anytime, and of the swans in the winter. This 3 bedroom, 2 baths, 1573 square foot rancher boasts double garage, heat pump, great location in a quiet neighborhood, new counter tops & double sink in kitchen. More information
Living		18'4X14'5			
Dining		11'4X12			
Kitchen		10X11'4			
Mast BR		17X12'2			
Bathrms		4PC			
Eating Nook		13X7			
Bedroom		13'9X9'10			
Bedroom		13'9X9'8			
Laundry/Uti		5'1X10'9			
Store/Wkshp		5'5X6'10			

2041 Blue Jay Place		Zone 2- Comox Valley / Z2		MLS® 247960	
Courtenay East					
Type	Single Family	Status	Sold		
Style	Rancher	List Price	\$389,900		
Total Sqft	1,494	List Date	Jan. 14, 2008		
Bedrooms	3	Sale Date	Jan. 24, 2008		
Bathrooms	2	Original Price	\$389,900		
Ensuite	1				
Taxes	\$1,665 2008				
Age	2	Sale Price	\$390,500		
Yr Blt	2006	DOM	10		
PID #	026404214				
Exterior	Hardi Plank	Basement	Crawl	Lot Size	8406 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Kitchen Built-in(s), Main Level Entry, Sprinkler System, Fully Fenced				
Site Influence	Central location, Golf Course Nearby, Highway Access, Private Setting, View - Mountain, Low Maint Yard, Wooded Area				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	New rancher, no GST, located on lovely no-thru street with treed backyard & mountain views! 5 piece ensuite, with soaker tub & walk-in closet. Modern kitchen with stainless appliances & tiled backsplash, sit up bar & walk-in pantry. Open plan eating area & living room with gas fireplace, pot lights & 9 ft ceilings. private backyard, all fenced with gate onto Lerwick Park Trails. Proper double 2 door automatic garage complete this package. More information
Living		16X12'6			
Dining		12'7X7'8			
Kitchen		9'9X10'11			
Mast BR		14'4X11'4			
Bathrms		4PC			
Den		10'11X10'5			
Bedroom		8'10X10'8			
Laundry/Uti		5'11X9'6			
Bedroom		10'8X8'11			
Ensuite		5PC			

This listing information is provided by
Marc Villanueva 339-2021
 Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1080 Mantle Drive		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 249672	
Type	Single Family	Status	Sold		
Style	Split Level Home	List Price	\$389,900		
Total Sqft	1,904	List Date	Feb. 14, 2008		
Bedrooms	4	Sale Date	Mar. 16, 2008		
Bathrooms	3	Original Price	\$389,900		
Ensuite	1				
Taxes	\$2,912 2007				
Age	22	Sale Price	\$384,000		
Yr Blt	1986	DOM	31		
PID #	001146513				
Exterior	Vinyl	Basement	Slab	Lot Size	11064 sq.ft.
#Fireplaces	2	Bsmt Dev	None	Width (ft)	
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Garden Area, Thermal Windows, Kitchen Built-in(s), Main Level Entry, Fully Fenced				
Site Influence	Central location, Golf Course Nearby, Private Setting, View - Mountain, Low Maint Yard, Treed Lot				
Listed By	KEY REALTY GROUP LTD.				
Level	Main	Down	Up	Other	
Living		17X17			QUALITY, PRIVACY, LOCATION! Private 1/4 acre lot located on a great street within walking distance to all levels of schools, college, golf, recreation & a network of walking trails. Split level with 4 bdrm, 3 bath, double garage, mountain/glacier views and many quality upgrades including flooring, kitchen, roof(2006). Floor plan - 3 bdms up & one down with 3 piece bath off the family room - great for teens/guests/home office. Design is open & spacious with large tiled entrance, vaulted ceiling & bay window in the formal living area. Great feature - kitchen/family at the back of the home with two glass doors leading out to an entertainment size yard complete with a 20x12 covered patio, 18x12 deck and various sitting areas amongst the gardens - a natural extension of the inside living space. The garden beds feature a selection of shrubs, perennials & ground cover to provide year round interest. Come and experience the ambience! All measurement approximate. Call Cheryl 898-3400 More information
Dining		12X11'2			
Kitchen		17'5X13'5			
Mast BR			13'3X12'5		
Bathrms		3PC	4PC		
Family Room		16'3X13'4			
Bedroom		13'5X8'10	9'10X9		
Laundry/Util		10X6			
Bedroom			8'10X13'2		
Ensuite			2PC		

1381 Sitka Ave		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 253797	
Type	Single Family	Status	Sold		
Style	M Lev Ent w/Bsmt	List Price	\$397,900		
Total Sqft	2,377	List Date	Apr. 14, 2008		
Bedrooms	4	Sale Date	Aug. 22, 2008		
Bathrooms	3	Original Price	\$424,700		
Ensuite	1	July 10, 2008	\$409,900		
Taxes	\$3,089 2007	Aug. 11, 2008	\$397,900		
Age	16	Sale Price	\$392,900		
Yr Blt	1992	DOM	130		
PID #	015102696				
Exterior	Vinyl	Basement	Full	Lot Size	11761 sq.ft.
#Fireplaces	2	Bsmt Dev	Fully Finished	Width (ft)	76
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Built In Vacuum, RV Parking, Main Level Entry, Fully Fenced				
Site Influence	Central location, Family Oriented, Southern Exp, Shopping Nearby, Recreation Nearby, Landscaped, Road - Paved, Phone to Lot, Pets Allowed, Natural Gas to Lot				
Listed By	RE/MAX OCEAN PACIFIC REALTY CX				
Level	Main	Down	Up	Other	
Living		13X17			The location at 1381 Sitka doesn't get much better for proximity to schools, shopping, recreation and transit. Immaculately maintained and very easy to show. 2377 square feet with 4 bedrooms and 3 bathrooms, huge downstairs, RV parking, terraced backyard with pond and mature landscaping, awesome 216 square foot deck off the kitchen and dining areas with bright, southern exposure. Brand new roof and carpet. Newer
Dining		10X8			
Kitchen		10X17			
Mast BR		12X13			
Bathrms	3PC	4PC			

Laundry/Util		10X10
Bedroom	13X13	9X10
Garage		20X19'4
Rec Room	21X12	
Bedroom	12X10'6	

laminated and hot water tank. Wonderful, self contained basement for kids, especially teenagers. It has two bedrooms, a bathroom complete with shower, a t.v. room and a rec room plus sliding glass doors to the back yard. More information

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1330 Farquharson Drive		Zone 2- Comox Valley / Z2		MLS® 240318	
Courtenay East					
Type	Single Family	Status	Sold		
Style	Other	List Price	\$399,000		
Total Sqft	2,160	List Date	July 30, 2007		
Bedrooms	3	Sale Date	May 10, 2008		
Bathrooms	3	Original Price	\$428,000		
Ensuite	1	May 1, 2008	\$399,000		
Taxes	\$3,213 2007	Sale Price	\$395,000		
Age	9	DOM	285		
Yr Blt	1998				
PID #	018043216				
Exterior	Stucco	Basement	Full	Lot Size	9500 sq.ft.
#Fireplaces	1	Bsmt Dev	Partly Finished	Width (ft)	70
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, Kitchen Built-in(s), Wkshop in House				
Site Influence	Golf Course Nearby, Private Setting, View - Mountain, Treed Lot				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	<p>You can't beat the view from this unique home located on a quiet dead end street in East Courtenay. This custom built, contemporary, 3 bedroom, 3 bathroom property features an open concept kitchen, dining and living room complete with floor to ceiling windows. The bedrooms are all located on the upper floor as well as a private deck with views to die for. The master has an extra large ensuite and all the bedrooms have enormous floor to ceiling windows. If you're looking for a distinctive place to call home, this is the one for you! More information</p>
Living		14X22			
Dining		14X14			
Kitchen		10X16			
Mast BR			14X15		
Bathrms		2PC	5PC		
Ensuite			6PC		
Store/Wkshp	10X16				
Bedroom			9X8		
Bedroom			8X9		

This listing information is provided by
Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com
 This information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1120 Thorpe Ave		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 244923	
Type	Single Family	Status	Sold		
Style	Grd Lev Ent-Main Up	List Price	\$399,900		
Total Sqft	2,200	List Date	Oct. 29, 2007		
Bedrooms	3	Sale Date	Jan. 23, 2008		
Bathrooms	3	Original Price	\$399,900		
Ensuite	2				
Taxes	\$2,998 2007				
Age	14	Sale Price	\$394,000		
Yr Blt	1993	DOM	86		
PID #	000396656				
Exterior	Vinyl	Basement	Slab	Lot Size	8276 sq.ft.
#Fireplaces		Bsmt Dev	Fully Finished	Width (ft)	69
Heating	Baseboard	Construction	Frame	Sewer	Connected
Amenties	Thermal Windows, R/I Vacuum				
Site Influence	Golf Course Nearby, View - Mountain, Landscaped, Natural Gas to Lot				
Listed By	COAST REALTY GROUP CV LTD (CT)				
Level	Main	Down	Up	Other	MOUNTAIN VIEW HOME! Completely renovated with designer finishes this home is in a highly desirable area of family homes. 3 bedroom plus den plus rec room. All new flooring, bathroom fixtures, roof and an extra large laundry room. It's all been done--just move in and enjoy the Glacier view! More information
Living		21X12'10			
Dining					
Kitchen		14'10X14			
Mast BR		13'3X11'3			
Bathrms		4PC			
Bedroom		10'4X9'4			
Bedroom		12X9'9			
Rec Room	20'10X18'9				
Laundry/Uti	14'9X10				
Den	11'3X9				

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1845 Browning Place		Zone 2- Comox Valley / Z2 Courtenay East		MLS® 250257
Type	Single Family	Status	Sold	
Style	Grd Lev Ent-Main Up	List Price	\$399,900	
Total Sqft	2,080	List Date	Feb. 26, 2008	
Bedrooms	4	Sale Date	Mar. 15, 2008	
Bathrooms	3	Original Price	\$399,900	
Ensuite	1			
Taxes	\$2,910 2007			
Age	14	Sale Price	\$395,000	
Yr Blt	1994	DOM	18	
PID #	018191860			
Exterior	Vinyl	Basement	Full	Lot Size
#Fireplaces	1	Bsmt Dev	Fully Finished	Width (ft)
Heating	Baseboard	Construction	Frame	Sewer
				7251 sq.ft.
Amenties	Thermal Windows, Built In Vacuum			
Site Influence	Central location, Golf Course Nearby, View - Mountain, Shopping Nearby, Recreation Nearby, Cul-de-sac, Landscaped, Marina Nearby			
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)			
Level	Main	Down	Up	Other
Living		12X16		CUL-DE-SAC of top quality homes. This prime neighbourhood offers the very best of schooling for all levels, parks near by, and a safe cul-de-sac for the kids to play. The home is over 2000 square feet with 4 bedrooms, 3 bathrooms, and a large family room down stairs. Features also include vaulted ceilings, skylight, eating nook with sunny exposure opening onto back deck with mountain view. 1 year old roof. More information
Dining		11X12		
Kitchen		13X8		
Mast BR		13X12		
Bathrms	2PC	4PC		
Eating Nook		8X5		
Bedroom		10X9		
Bedroom		9X9		
Bedroom	15X8			
Family Room	16X14			

This listing information is provided by

Marc Villanueva 339-2021

Re/Max Marc Villanueva Realty 282 Anderton Road, Comox BC www.marcvilla.com

This information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

1554 Flicker Place		Zone 2- Comox Valley / Z2		MLS® 253600	
Courtenay East					
Type	Single Family	Status	Sold		
Style	2 Storey-Main Lev Ent	List Price	\$399,900		
Total Sqft	1,724	List Date	Apr. 14, 2008		
Bedrooms	3	Sale Date	June 25, 2008		
Bathrooms	3	Original Price	\$447,900		
Ensuite	1	May 16, 2008	\$424,900		
Taxes	\$3,068 2007	June 9, 2008	\$399,900		
Age	15	Sale Price	\$396,000		
Yr Blt	1993	DOM	72		
PID #	017339171				
Exterior	Vinyl	Basement	Crawl	Lot Size	11761 sq.ft.
#Fireplaces	1	Bsmt Dev		Width (ft)	
Heating	Forced Air	Construction	Frame	Sewer	Connected
Amenties	RV Parking, Main Level Entry				
Site Influence	View - Mountain, Cul-de-sac, Landscaped				
Listed By	ROYAL LEPAGE-COMOX VALLEY (CV)				
Level	Main	Down	Up	Other	TRADITIONAL BEAUTY ON 0.27 Acre! From the curb this lovely 3 bdrm 3 bath main level living home on quiet cul-de-sac is sure to impress! Sitting on 0.27 acres, this gorgeous home features mountain views & quality craftsmanship throughout. Lovely oak hardwood & slate flooring, professionally painted throughout in neutral modern colors & newly renovated laundry & bathrooms. You will love the bright sunny kitchen with spacious eating nook/family room with slider doors stepping out to gorgeous landscaped back yard. Enjoy a formal dining room & spacious living room with fireplace & custom mantle. Huge 16x15 master bedroom with walk-in closet & full ensuite. A double garage, quaint front porch with custom carved front door, garden shed, RV parking & fabulous neighbourhood complete this package! More information
Living		15X18			
Dining		11X11			
Kitchen		10X10			
Mast BR			16X15		
Bathrms		2PC	4PC		
Eating Nook		18X12			
Laundry/Utl		6X7			
Bedroom			11X11		
Bedroom			11X10		
Ensuite			4PC		

s.19(1)

Jones, Leslie

From: Maryse Ouellet
Sent: June 9, 2009 9:04 PM
To: Singh, Ram
Cc:

Good day Ram,

When I got home today after work, I was reading the Comox newspaper and found this new article that talks about the housing market and provides a good comparison of the prices of May 2008 compared to 2009 with a drop in average of 14%.

Hope this helps my case .

If there is anything you need, please let me know.

I am flying to Ottawa tomorrow morning for a week of handover and conference.

Hope to hear from you soon.

Take care.

Daniel

From: Ram.Singh@tbs-sct.gc.ca [mailto:Ram.Singh@tbs-sct.gc.ca]
Sent: Tuesday, 9, June, 2009 10:54 AM
To:
Subject: RE: REQUEST FOR HEA FROM CORE - / e-mail 3

I am meeting on Thursday with Cf to review this matter – not your case so don't worry – and hope to come up with something

R

D. Ram Singh
Program Authority Integrated Relocation Programs | Responsable des Programme de réinstallation intégrée et Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
613-957-9139 | Singh.Ram@tbs-sct.gc.ca | facsimile/télécopieur 613-952-3002

From: @forces.gc.ca [mailto: @forces.gc.ca]
Sent: June 3, 2009 7:21 PM
To: Singh, Ram
Cc: @forces.gc.ca
Subject: REQUEST FOR HEA FROM CORE - / e-mail 3

Good day Ram,

24/08/2012

00135

s.19(1)

Here is e-mail 3.

Those are houses were sold from Jan 08 for FY 2008/2009. Once again, you will note that the market was doing very well at this time and people were selling no problems. Compare those with e-mail no 5 where you see better how well the market was doing in 2008 compared to 2009.

Internet Explorer 8 makes surfing easier. [Get it now!](#)

Jones, Leslie

From: @forces.gc.ca
Sent: June 11, 2009 3:22 PM
To: Singh, Ram
Subject: Fw: Urgent File number at DCBA

Here is the info from DCBA.

19 WCompt Comox

Sent from my wireless handheld device / Transmis de mon appareil portable

----- Original Message -----

From: Bristol MWO JL@CFB Comox WAdmin@Comox
To:
Sent: Thu Jun 11 12:17:24 2009
Subject: RE: Urgent File number at DCBA

I am enclosing two e-mails, one confirmed they have received your file by mail and the other I sent with the new memo. If you need anything else let me know.....jez, what are they doing up there?

MWO (Jana) Bristol
19 Wing Supt Clk
CSN: 252-7189
CAL: (250)339-8211/7189
Fax: (250)339-8112
E-mail: BRISTOL.JL@forces.gc.ca

-----Original Message-----

From:
Sent: Thursday, 11, June, 2009 12:11 PM
To: Bristol MWO JL@CFB Comox WAdmin@Comox
Subject: Urgent File number at DCBA

DCBA says they have not received a request from me? They do not have a file?

Do you still have their last e-mail with the file number?

Tx

19 WCompt Comox

Sent from my wireless handheld device / Transmis de mon appareil portable

Jones, Leslie

From: @forces.gc.ca
Sent: June 12, 2009 12:31 PM
To: Singh, Ram
Cc: MARYSE.OUELLET@forces.gc.ca
Subject: Re: REQUEST FOR HEA FROM CORE - / e-mail 1

Great,

Thanks my friend for your awesome support and understanding!

I have always beleived in the system and most importantly in our leaders and you have my full trust.

Will continue to be patient no problem and you know, the best that could happen would be to get your approval before I close my deal here in Ottawa in Aug so that I can lower my planned mortgage.

Have an awesome weekend and let me know if you need to see me since I am here in Ottawa until next Wed.

19 WCompt Comox

Sent from my wireless handheld device / Transmis de mon appareil portable

----- Original Message -----

From: Ram.Singh@tbs-sct.gc.ca <Ram.Singh@tbs-sct.gc.ca>
To:
Sent: Fri Jun 12 07:27:02 2009
Subject: RE: REQUEST FOR HEA FROM CORE - / e-mail 1

I just sent a message to Leslie and together we will resolve to some satisfaction - patience buddy. Tk kr

R

D. Ram Singh

Program Authority Integrated Relocation Programs | Responsable des Programme de réinstallation intégrée et Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada Ottawa, Canada K1A 0R5
 613-957-9139 | Singh.Ram@tbs-sct.gc.ca | facsimile/télécopieur 613-952-3002

-----Original Message-----

From: @forces.gc.ca [mailto: @forces.gc.ca]
Sent: June 11, 2009 3:22 PM
To: Singh, Ram
Subject: Re: REQUEST FOR HEA FROM CORE - / e-mail 1

Hello Ram.

Oh yes they have a big file with 70 pages and a copule memos similar to what I sent you.

I sent the the package in March. They even replied via e-mail middle May saying they could not look at my case until my house was sold. The same day I snet them another long memo (which you also got) with a copy of my sale agreement.

LCol Jones had few discussions with my Wing Admin Officer in Comox about my case (Lcol Barlow).

Hope they just looked in the wrong drawer...

Tx again my friend for this!

Let me know if I need to do anything else.

I am sending you another e-mail with more info.

19 WCompt Comox

Sent from my wireless handheld device / Transmis de mon appareil portable

----- Original Message -----

From: Ram.Singh@tbs-sct.gc.ca <Ram.Singh@tbs-sct.gc.ca>

To:

Sent: Thu Jun 11 11:37:04 2009

Subject: RE: REQUEST FOR HEA FROM CORE - 1 / e-mail 1

HI DID U SUBMIT FOR heap TO dcba? THEY SAID THEY HAVE NOTHING AS YET.
R

D. Ram Singh

Program Authority Integrated Relocation Programs | Responsable des Programme de réinstallation intégrée et Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada Ottawa, Canada K1A 0R5
613-957-9139 | Singh.Ram@tbs-sct.gc.ca | facsimile/télécopieur 613-952-3002

-----Original Message-----

From: @forces.gc.ca [mailto: @forces.gc.ca]

Sent: June 3, 2009 7:20 PM

To: Singh, Ram

Cc: @forces.gc.ca

Subject: REQUEST FOR HEA FROM CORE - / e-mail 1

Ref: Our discussion on the phone Monday 25 May 09

Good day Ram and thank you again for so kindly accepting to see my case so that hopefully my wife and I and everyone else in Comox/Courtenay can get full reimbursement of our losses.

Before I go further, I need to start on a more positive note as follow:

You have probably heard lots of jokes on blonde ladies. Well here is the first one on a blonde guy. A Cuban, mexican and Blonde Canadian were working on a construction site on the 20th floor and they are eating their lunch when the Cuban says: oh no, not beef stew again! If I have the same stuff again for lunch, I jump. The Mexican then open his lunch bag and then he is also unhappy to eat, once again, burritos. He also states that if he has the same lunch tomorrow, he will also jump. Then, the Blonde Canadian guy opens his lunch bag and finds the same old ham sandwich and states that he will also jump if he gets the same thing tomorrow. The next day, at lunch time, the three guys open their lunches. The Cuban finds the stew again and jumps out of the 20th floor. The Mexican also finds the same old burritos and jumps. The Blonde Canadian finds the same Ham sandwich and jumps as well.

5 days later, the three spouses are at the funerals and the Cuban tells the other two: If I would have known that he wanted something else...while crying..., I would have giving him a better meal but he never said anything so I figured he really liked it. The Mexican' spouse agrees stating that she could have given her Mexican husband with Tacox or enchiladas. Then they all turn to the Blonde guy's wife and she responds: Hey, do not look at me, this idiot was making his own sandwiches!

Having said that, on a more serious note, I will be sending a total of 5 e-mails since it would be too big to send in only one in hoping I will not jam your inbox. This first one includes a word document (see at the beginning of the e-mail chain) which is my initial request. It also includes my second request with my sale agreement. (The rest of the package was sent via normal mail since it had hundreds of pages of housing data, newspaper clippings, realtor's information, etc.

The other e-mails I will send you (e-mail 2 to 5) are housing listings that were sold earlier this year, late in the fall of 2008 or during 2008. I have put some explanation for each e-mail so you can print them and look at the market and compare last year 2008 when I bought my house to later in the fall of 2008 and this year 2009.

As I mentioned to you on the phone, my situation is not a normal one. I was posted here for only 10 months and when I moved here, my house was evaluated so I thought I had had a great deal. 10 months later, the appraisal was and I sold for which means that within a 10 month period I lost which was forced on to me, I have no choice, the military made me move quickly where I was supposed to be here 3-4 years. I can not live with such a loss and no one should have to absorb such a negative amount in such a short period. While I understand that the CFIRP says that the market must have dropped 20% and my case is more around the 14%-15% but this is only within 10 months so I would only think that my case deserve full reimbursement.

Thank you very much again for your assistance and you understanding. Please feel free to contact me at any time if you require more info. I know about 4-5 people in the same situation here in Comox as we speak and those are just the one I know so I am sure there are more.

<<RE: 2009-0201 - 17 APR 09 >>

Jones, Leslie

From: LESLIE.JONES@forces.gc.ca
Sent: August 14, 2009 7:26 AM
To: Singh, Ram
Cc: mbonin@royalpage2.com; esavard@royalpage2.com; RORY.FOWLER@forces.gc.ca; DAVID.BELOVICH@forces.gc.ca; ERIC.KAHLER@forces.gc.ca; PETER.KETCHESON@forces.gc.ca; vayl.caldwell@forces.gc.ca
Subject: RE: CF members affected by the current downturn in the Edmonton Housing Market.
Sensitivity: Confidential ~~Confidential~~ Classified by ATIP

Ram:

Absolutely. My calendar looks pretty good from Tuesday on. Let me know what works for you. It would be a good opportunity for you to meet our new WO as well. We aren't trying to throw you a curve ball with this, we have just gradually become aware of some of the pitfalls of trying to be selective in who we assist.

Cheers,

Les Jones

L.S.C. Jones

Lieutenant Colonel | Lieutenant colonel

Director Compensation and Benefits Administration | Directeur rémunération et avantages sociaux administration

National Defence | Défense nationale

Ottawa, Canada, K1A 0K2

Jones.lsc@forces.gc.ca

Telephone | Téléphone | 613-995-9037 Facsimile | Télécopieur 613-992-3220

Teletypewriter (National Defence) | Tél'imprimeur (Défense nationale) 1-800-467-9877

Government of Canada | Gouvernement du Canada

From: Ram.Singh@tbs-sct.gc.ca [mailto:Ram.Singh@tbs-sct.gc.ca]

Sent: Thursday, 13, August, 2009 20:29 PM

To: JONES LCol LSC@CMP DCBA@Ottawa-Hull

Cc: mbonin@royalpage2.com; esavard@royalpage2.com; Fowler Maj RG@JAG DLAW C&B@Ottawa-Hull; Belovich Col DM@CMP DGCB@Ottawa-Hull; Kahler Cdr EC@CMP DGCB@Ottawa-Hull; Ketcheson MWO P@CMP DGCB@Ottawa-Hull; Caldwell Capt V@CMP DGCB@Ottawa-Hull; Ram.Singh@tbs-sct.gc.ca

Subject: Re: CF members affected by the current downturn in the Edmonton Housing Market.

Sensitivity: Confidential ~~Confidential~~ Classified by ATIP

I am away for a weel can we meet as a team and discvuss this matter please? This is the exact point I had originally raised but you sent me a case seeking 90%

R

From: LESLIE.JONES@forces.gc.ca <LESLIE.JONES@forces.gc.ca>

To: Singh, Ram

Cc: mbonin@royalpage2.com <mbonin@royalpage2.com>; esavard@royalpage2.com

24/08/2012

00141

<esavard@royalpage2.com>; RORY.FOWLER@forces.gc.ca <RORY.FOWLER@forces.gc.ca>;
DAVID.BELOVICH@forces.gc.ca <DAVID.BELOVICH@forces.gc.ca>; ERIC.KAHLER@forces.gc.ca
<ERIC.KAHLER@forces.gc.ca>; PETER.KETCHESON@forces.gc.ca <PETER.KETCHESON@forces.gc.ca>;
vayl.caldwell@forces.gc.ca <vayl.caldwell@forces.gc.ca>

s.23

Sent: Thu Aug 13 11:08:01 2009

Subject: RE: CF members affected by the current downturn in the Edmonton Housing Market.

Ram:

Thanks for this but I don't think it's going to work.

Setting aside the question of who approves reimbursement for a moment, on reflection I'm having some misgivings about reimbursing some members and not others based on the severity of the loss. It seems to me that is bound to cause inequities, and nothing breeds unhappiness like perceived inequities. Although it is easier to be more sympathetic to a Cpl that has lost a large sum, say 80 or 90K on their house, than a Maj who has lost less on a more expensive home, how does one justify that decision to the Maj. For example, Say we have a Cpl who lost 100K on a 400K home in Edmonton. Edmonton has gone down 11.2% but the Cpl has lost 25%. So we decide to reimburse the Cpl 90% of the loss, or 90K. He then uses his customized and personalized envelope and when the dust clears he has recouped virtually all of his loss. Then you take someone else, say the Maj, who lost 10% on a 400K home in the same market. That's a 40K loss. Because they don't get to the 20% loss threshold on their particular property, and because it's not a depressed market, that means we will reimburse them 80% of their loss capped at 15K, so 15K. If they then apply both their other envelopes, they may be able to cobble together another 8 or 9K depending on rank, family size, distance between posting etc. This leaves them holding the bag for roughly 16 or 17K. Thus the individual that arguably made the better initial investment decision ends up far worse off than the individual that did not buy wisely. You can see where that may get a few folks wound up.

I think we may be approaching this problem from the wrong angle. I think the current policy as it's constructed is well thought out. Basically it provides some relief when you're dealing with a market correction (always a risk in a speculative investment) and more relief when there is a catastrophic market event that a reasonable person could not have foreseen, like a base closure in a small community for example. In the first instance, people know what the government is going to provide as assistance in a slumping market when we're forcing them to move. It's not rank dependant and it's pretty much the same for everybody. They also know that if something catastrophic occurs, the government will provide greater relief. Everyone can then make an informed decision. I don't think the answer lies in trying to pretend that we've reached the second level in selective cases when we haven't. I do think though, that we could make a lot of the pain and discomfort go away if we adjusted the "capped" amount to a more contemporary figure.

I did some checking and the maximum amount that is reimbursed in the first level, \$15K, was part of the program in 1999. It hasn't changed since then. What has changed is the value of houses. A 10% hit on a 200K home in 1999 was not far off the 15K cap, but that same home in many markets is now worth 400K or more and a 10% hit is extremely painful. Do you think there is any possibility that we could look at adjusting the capped figure so that it more accurately reflects the rise in housing prices? I'm not sure exactly how we would calculate the change in value, but keeping the same basic policy construct just with updated figures would seem more equitable and reasonable than selectively trying to make value decisions on individual cases. If we went this route, I would further propose that the new "cap" be effective 1 Apr 09. If we were going to try for an amendment, would you see this as requiring a full-up TB submission or are there other means you're aware of?

If you think there is any appetite for such an adjustment, I believe the CF would be willing to take the lead to try and calculate a reasonable adjustment based on increases in the Canadian housing market over the past decade. If you don't think this approach is feasible, then we will need to meet to discuss a way ahead for the 5 or 6 files I currently have in the office.

Cheers,

Les Jones

24/08/2012

00142

L.S.C. Jones
Lieutenant Colonel | Lieutenant colonel
Director Compensation and Benefits Administration | Directeur rémunération et avantages sociaux administration
National Defence | Défense nationale
Ottawa, Canada, K1A 0K2
Jones.lsc@forces.gc.ca
Telephone | Téléphone | 613-995-9037 Facsimile | Télécopieur 613-992-3220
Teletypewriter (National Defence) | Télérimeur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

From: Ram.Singh@tbs-sct.gc.ca [mailto:Ram.Singh@tbs-sct.gc.ca]
Sent: Tuesday, 11, August, 2009 11:08 AM
To: JONES LCol LSC@CMP DCBA@Ottawa-Hull; Kahler Cdr EC@CMP DGCB@Ottawa-Hull; Belovich Col DM@CMP DGCB@Ottawa-Hull
Cc: Ram.Singh@tbs-sct.gc.ca; mbonin@royalpage2.com; esavard@royalpage2.com
Subject: CF members affected by the current downturn in the Edmonton Housing Market.
Importance: High
Sensitivity: Confidential ~~Confidential~~ Classified by ATIP

It has become apparent that as the Canadian economy struggles to come to grip with the world wide economic decline some of our valuable - our employees - resources will be affected and this forces us to consider ways and means to provide enhanced assistance especially in cases where our employees are forced to relocate as a result of management's decision. Unfortunately we cannot just throw money, all be it public funds, at this situation. We can however try to relieve some of the stress especially when those same employees in other times gain from disposition of their properties but retain those gains. We must remember that the public also face these situations and public funds are not provided to them even though they are relocating for employment purposes also!

Currently the relocation policies address equity assistance and are very specific about provision of 100% equity protection (HEAP). Edmonton is not a depressed market area since there has been no evidence of Edmonton suffering significant loss of industry to cause Treasury Board Secretariat to classify it as a depressed market. Instead what we are seeing is a levelling off of housing prices from the peak of 2007.

I am cognizant of the distress being faced by your members and I am hereby authorizing your offices to review on a case by case basis all Edmonton files affected as a result of the current situation. Furthermore, I am authorizing the equity assistance from Core at 90% (as previously discussed) but I ask that my office be advised on a case by case basis once you have made your rulings (these are for tracking purposes only). I trust that this will help to alleviate some of the stress.

Regards

R

D. Ram Singh

Program Authority Integrated Relocation Programs | Responsable des Programme de réinstallation intégrée et

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes

Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives

Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

24/08/2012

00143

Ottawa, Canada K1A 0R5

613-957-9139 | Singh.Ram@tbs-sct.gc.ca | facsimile/télécopieur 613-952-3002

Jones, Leslie

From: Singh, Ram
Sent: September 20, 2009 9:13 AM
To: 'LESLIE.JONES@forces.gc.ca'
Cc: Singh, Ram
Subject: RE: HEA/Meeting

Importance: High

I am the Program Authority and I approve all exceptions to the policy, I approve all HEAP requests.

D. Ram Singh
Program Authority Integrated Relocation Programs | Responsable des Programme de réinstallation intégrée et Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes Excluded Groups and Administrative Policies | Groupes exclus et politiques administratives Labour Relations & Compensation Operations | Relations de travail et opérations de rémunération Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada Ottawa, Canada K1A 0R5
613-957-9139 | Singh.Ram@tbs-sct.gc.ca | facsimile/télécopieur 613-952-3002

-----Original Message-----

From: LESLIE.JONES@forces.gc.ca [mailto:LESLIE.JONES@forces.gc.ca]
Sent: September 18, 2009 3:58 PM
To: Singh, Ram
Subject: RE: HEA/Meeting

s.23

Ram:

Thanks very much for that. The concern some of the folks over here have is who has the delegated authority for approving HEA. CFIRP is silent on this point other than saying TBS and, of course, we have no access to internal TBS documents that assign authority within the organization.

Cheers,

Les Jones

L.S.C. Jones
Lieutenant Colonel | Lieutenant colonel
Director Compensation and Benefits Administration | Directeur rémunération et avantages sociaux administration National Defence | Défense nationale Ottawa, Canada, K1A 0K2 Jones.lsc@forces.gc.ca Telephone | Téléphone | 613-995-9037 Facsimile | Télécopieur 613-992-3220 Teletypewriter (National Defence) | Télécopieur (Défense nationale) 1-800-467-9877 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: Ram.Singh@tbs-sct.gc.ca [mailto:Ram.Singh@tbs-sct.gc.ca]
Sent: Tuesday, 15, September, 2009 12:16 PM
To: JONES LCol LSC@CMP DCBA@Ottawa-Hull
Subject: RE: HEA/Meeting

I dropped off envelope with Erik for you. Hope this addresses the needs there.

R

D. Ram Singh
Program Authority Integrated Relocation Programs | Responsable des Programme de réinstallation intégrée et Senior Policy and Program Analyst | Conseiller Principal en

politiques et programmes Excluded Groups and Administrative Policies | Groupes exclus
et politiques administratives Labour Relations & Compensation Operations | Relations
de travail et opérations de rémunération Treasury Board of Canada Secretariat |
Secrétariat du Conseil du Trésor du Canada Ottawa, Canada K1A 0R5
613-957-9139 | Singh.Ram@tbs-sct.gc.ca | facsimile/télécopieur 613-952-3002

-----Original Message-----

From: LESLIE.JONES@forces.gc.ca [mailto:LESLIE.JONES@forces.gc.ca]
Sent: September 11, 2009 3:56 PM
To: Singh, Ram
Cc: vayl.caldwell@forces.gc.ca
Subject: HEA/Meeting

Ram:

I was wondering if you had made any progress on the letter/memo with respect to high
rate HEA. I have a number of files here awaiting a decision one way or the other.

On a different subject, Capt Vayl Caldwell will be getting hold of you sometime next
week to try and schedule a preliminary meeting to discuss CFIRP 2010. We will compile
a list of things we think need to be clarified/cleaned up and discuss them with you so
we have some sense of your thoughts on the various issues before we start drafting new
text.

Have a great weekend!

Cheers,

Les Jones

L.S.C. Jones

Lieutenant Colonel | Lieutenant colonel

Director Compensation and Benefits Administration | Directeur rémunération et
avantages sociaux administration National Defence | Défense nationale Ottawa, Canada,
K1A 0K2 Jones.lsc@forces.gc.ca Telephone | Téléphone | 613-995-9037 Facsimile |
Télécopieur 613-992-3220 Teletypewriter (National Defence) | Télécopieur (Défense
nationale) 1-800-467-9877 Government of Canada | Gouvernement du Canada

Jones, Leslie

From: Relo-Réinstallation
Sent: September 7, 2012 10:13 AM
To: Jones, Leslie
Subject: FW: TBS def'n

For ATIP file

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement |
Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation
patronale-syndicale Compensation and Labour Relations | Rémunération et relations de
travail Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du
Canada Ottawa, Canada K1A 0R5 Edith.Kehoe@tbs-sct.gc.ca Telephone | Téléphone
613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur
613-957-9090 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: vayl.caldwell@forces.gc.ca [mailto:vayl.caldwell@forces.gc.ca]
Sent: October 29, 2010 9:24 AM
To: Singh, Ram
Subject: FW: TBS def'n

Ram,

Two questions, please:

Does TB define "community" with respect to a Depressed Market? In the CFIRP, we appear to link it to the geographical area of the mbr's posting, which is whatever the local CO deems. This distance would easily encompass all neighbourhoods and most if not all suburbs of a typical city in Canada but may or may not include surrounding towns and villages.

Does TB even make a distinction with respect to the size of an area when designating "depressed markets?"

Thank you.

DG (Vayl) Caldwell
Captain | Capitaine
DCBA 2-2 | DRASA 2-2
Director Compensation and Benefits Administration | Directeur - Rémunération et
avantages sociaux administration National Defence | Défense nationale
101 Col By Dr | 101 Prom. Col By
Ottawa ON Canada K1A 0K2
vayl.caldwell@forces.gc.ca
Telephone | Téléphone (613) 992-3211
Fax number | Télécopieur (613) 992-3220
Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

CFIRP on DWAN <http://hr.ottawa-hull.mil.ca/dgcb/dcba/engraph/CF_Integrated_Relocation_Program_e.asp?sidesection=2&sidecat=99>

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.

Ce courrier électronique peut être confidentiel et/ou protégé. L'expéditeur ne renonce pas aux droits et obligations qui s'y rapportent. Toute diffusion, utilisation ou copie de ce message ou des renseignements qu'il contient par une personne autre que le

(les) destinataire(s) désigné(s) est interdite. Si vous recevez ce courrier électronique par erreur, veuillez m'en aviser immédiatement

>
>

From: Fraser Maj PJ@CMP DGCB@Ottawa-Hull
> Sent: Friday, 29, October, 2010 08:36 AM
> To: Caldwell Capt V@CMP DGCB@Ottawa-Hull
> Cc: Vallieres WO BL@CMP DCBA@Ottawa-Hull
> Subject: FW: TBS def'n

>
> Are you able to answer this question?

>
> PJ (Paula) Fraser
> Major / Major
> DCBA 2 / DRASA 2
> paula.fraser@forces.gc.ca
> Telephone / Telephone (613) 996-9772

>
>
>
>

From: JONES LCol LSC@CMP DCBA@Ottawa-Hull
> Sent: Thursday, 28, October, 2010 15:55 PM
> To: Fraser Maj PJ@CMP DGCB@Ottawa-Hull
> Subject: FW: TBS def'n

>
> Any idea?

>
>

From: Ewins Maj JEM@VCDS D Griev 2@Ottawa-Hull
> Sent: Thursday, 28, October, 2010 14:58 PM
> To: JONES LCol LSC@CMP DCBA@Ottawa-Hull
> Subject: TBS def'n

>
> Sir,

>
> I found some email traffic between you and Mike MacPherson at the CFGB on the HEA file I'm currently working on.

>
> I was wondering if you have access to TBS def'ns - specifically I'm wondering how the board constitutes "community" as a unit in the def'n of Depressed Market (CFIRP 8.2.13).

>
> Many thanks, JE

>
> J.E.M. Ewins
> Major/Major
> D Griev 2 Compensation & Benefits / Directeur des griefs 2
> rémunération et avantages sociaux Canadian Forces Grievance Authority
> | Autorité des griefs des Forces canadiennes National Defence | Défense nationale
> Ottawa, Canada K1A 0K2
> Johanna.Ewins@forces.gc.ca
> Telephone | Téléphone 613-944-4260
> Facsimile | Télécopieur 613-996-3586
> Government of Canada | Gouvernement du Canada

Jones, Leslie

From: LESLIE.JONES@forces.gc.ca
Sent: February 14, 2011 1:40 PM
To: Singh, Ram
Subject: HEA Letter

Attachments: Letter from D. Ram Singh dated 14 Sep 09.pdf



Letter from D. Ram
Singh dated...

s.23

Ram:

I think this is the letter you're referring to.

So far, no one in Edmonton, or elsewhere, has received anything other than 80% of their loss capped at \$15K from core and whatever their custom and personalized envelopes would bear in addition to that.

I'll try to call later, but I'm busier than a one-armed paper hanger over here with all the other stuff going on.

Cheers,

Les Jones

L.S.C. Jones
Lieutenant Colonel | Lieutenant colonel
Director Compensation and Benefits Administration | Directeur rémunération et avantages sociaux administration National Defence | Défense nationale Ottawa, Canada, K1A 0K2 Jones.lsc@forces.gc.ca Telephone | Téléphone | 613-995-9037 Facsimile | Télécopieur 613-992-3220 Teletypewriter (National Defence) | Télécopieur (Défense nationale) 1-800-467-9877 Government of Canada | Gouvernement du Canada

<<Letter from D. Ram Singh dated 14 Sep 09.pdf>>



MEMORANDUM NOTE DE SERVICE

TO
L/Col. L.S.C. Jones
Director Compensation Benefits Administration
National Defence

FROM
DE
D. Ram Singh
IRP Program Authority (TBS)
400 Cooper St., Ottawa

SUBJECT
OBJET
Home Equity Assistance for Relocating Members affected by current Housing Market decline across Canada

Security classification / Classification de sécurité	UNCLASSIFIED
Originator/Telephone number / Auteur/Numéro de téléphone	D. Ram Singh 613-957-9139
Our file / Notre référence	
Your file / Votre référence	
Date	September 14th, 2008

It has become apparent that as the Canadian economy struggles to come to grip with the world wide economic decline some of our valuable - our employees - resources will be affected and this forces us to consider ways and means to provide enhanced assistance especially in cases where our employees are forced to relocate as a result of management's decision. Unfortunately we cannot just throw money, all be it public funds, at this situation. We can however try to relieve some of the stress especially when those same employees in other times gain from disposition of their properties but retain those gains. We must remember that the public also face these situations and public funds are not provided to them even though they are relocating for employment purposes also – all be-it for personal choices!

Currently the Government's relocation policy for the CF address equity assistance and it is very specific about provision of 100% equity protection (HEAP). For example the Edmonton area is not a depressed market area (despite the fact that certain areas within Edmonton are experiencing drastic reduction in property values) especially since there has been no evidence of Edmonton suffering significant loss of industry to cause the Treasury Board Secretariat to classify it as a depressed market. Instead what we are seeing is a levelling off of housing prices from the peak of 2007.

I am cognizant of the distress being faced by your members in several areas across the country as a result of the economic effects on property values in conjunction with several local situations and I am hereby authorizing your offices to review on a case by case basis, all your relocation files affected by this situation. Furthermore, as the IRP Program Authority I am authorizing your office to apply a 90% Core equity assistance (from Core funding at 90% - as previously discussed).

Please provide to my office on a quarterly basis a report indicating individual files and the amounts provided under this exception authority. This data is for me to be able to monitor the situation and the data will be kept confidential at all times.

Col. Jones I trust that this will help to alleviate some of the stress your members are experiencing in this regard.



Regards

D. Ram Singh

IRP Program Authority - TBS

Jones, Leslie

From: Singh, Ram
Sent: April 14, 2011 12:44 PM
To: Zovatto, Claudia
Cc: Singh, Ram
Subject: a BN to be submitted seeking Secretary's approval to declare Yarmouth a depressed Housing market area for 100% HEAP assistance

Attachments: HEAP_100%_approval_(Yarmouth).DOC.DRF; #967963-v1-HEAP_100%_approval_(Yarmouth).DOC



HEAP_100%_appro#967963-v1-HEAP_val_(Yarmouth).... 100%_approval_...

D. Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Ram.Singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

DEPRESSED HOUSING MARKET - HEAP ASSISTANCE FOR CF MEMBERS

ISSUE:

- Approval of identified areas as a Depressed Housing Market Area for relocating CF and RCMP Members faced with undue hardship as a result of having to relocate and dispose of their principal residences in areas faced with a decline in industries, unemployment, school closing, etc.

BACKGROUND:

- In order for members to be able to recover 100% of the home equity under the Government's Home Equity Assistance Program (HEAP), Treasury Board Secretariat (TBS) is required to review the areas identified based on data provided and decide whether to declare those identified areas as depressed housing market areas (normally we look at a decline of 20% or greater for the entire area not just a locale such as Orleans or Manotick).
- It should be noted that uniform members in the two Forces are being subject to a relocation akin to "a forced relocation" and as such are often subjected to absorbing an equity loss in the disposition of their principal residences at origin.
- Oft times their losses could be quite traumatic
- To compound their distress, local knowledge that these employees have to dispose of their properties, advantage is taken on the demand prices knowing that it is difficult to "carry" two properties at the same time!

CURRENT STATUS:

- Yarmouth, NS area remains in a significant financial recession mode which appears to be worsening instead of improving. The unemployment rate is averaging 11.4% up from 8.8% last summer. Sales in the Yarmouth area declined from 149 sales in 2008 to 128 in 2009 attached to a decline in price also.
- The major industries in Yarmouth are fishing and tourism but with lobster prices still hovering at very low prices followed by a steady decline in tourism, layoffs are common and many small to medium-sized businesses have had to cease operations. So far three local motels and even some resorts have been converting to senior apartments while one major hotel has been taking in boarders/roomers.
- The ferry service to Maine has been discontinued leading to over 120 people losing their livelihood, and
- the recent air service between Yarmouth and Maine is slated to close doors.

RECOMMENDATION:

- That TBS declare the Yarmouth area as a depressed housing market area from January 2010 to December 31st, 2011.
- That should the Management of the Forces need a continuance of this declaration after December 31st, 2011, TBS will be provided relevant data to conduct another review in order to consider any further extension to this declaration

14th April, 2011

D. Singh (613-957-9139)

Recommended by Claudia Zovatto

Approved by

Secretary Treasury Board Secretariat

DEPRESSED HOUSING MARKET - HEAP ASSISTANCE FOR CF MEMBERS

ISSUE:

- Approval of identified areas as a Depressed Housing Market Area for relocating CF and RCMP Members faced with undue hardship as a result of having to relocate and dispose of their principal residences in areas faced with a decline in industries, unemployment, school closing, etc.

BACKGROUND:

- In order for members to be able to recover 100% of the home equity under the Government's Home Equity Assistance Program (HEAP), Treasury Board Secretariat (TBS) is required to review the areas identified based on data provided and decide whether to declare those identified areas as depressed housing market areas (normally we look at a decline of 20% or greater for the entire area not just a locale such as Orleans or Manotick).
- It should be noted that uniform members in the two Forces are being subject to a relocation akin to "a forced relocation" and as such are often subjected to absorbing an equity loss in the disposition of their principal residences at origin.
- Oft times their losses could be quite traumatic
- To compound their distress, local knowledge that these employees have to dispose of their properties, advantage is taken on the demand prices knowing that it is difficult to "carry" two properties at the same time!

CURRENT STATUS:

- The Edmonton area is currently undergoing a market resettlement of property values as a result of a previous surge in values experienced a few years ago. The Edmonton area is not suffering from any economic downturns.
- The major industries in Yarmouth are fishing and tourism but with lobster prices still hovering at very low prices followed by a steady decline in tourism, layoffs are common and many small to medium-sized businesses have had to cease operations. So far three local motels and even some resorts have been converting to senior apartments while one major hotel has been taking in boarders/roomers.
- The ferry service to Maine has been discontinued leading to over 120 people losing their livelihood, and
- the recent air service between Yarmouth and Maine is slated to close doors.

RECOMMENDATION:

- That TBS declare the Yarmouth area (inclusive of Port Maitland) as a depressed housing market area from January 2010 to December 31st, 2011.
- That should the Management of the Forces need a continuance of this declaration after December 31st, 2011, TBS will be provided relevant data to conduct another review in order to consider any further extension to this declaration

14th April, 2011

D. Singh (613-957-9139)

Recommended by Claudia Zovatto

Approved by

Secretary Treasury Board Secretariat

Jones, Leslie

From: LESLIE.JONES@forces.gc.ca
Sent: April 14, 2011 1:20 PM
To: Singh, Ram
Cc: PAULA.FRASER@forces.gc.ca
Subject: RE: HEAP files

Ram:

Roger that. We will await your decision. Thanks.

Cheers,

Les Jones

L.S.C. Jones
Lieutenant Colonel | Lieutenant colonel
Director Compensation and Benefits Administration | Directeur rémunération et avantages sociaux
administration
National Defence | Défense nationale
Ottawa, Canada, K1A 0K2
Jones.lsc@forces.gc.ca
Telephone | Téléphone | 613-995-9037 Facsimile | Télécopieur 613-992-3220
Teletypewriter (National Defence) | Télécopieur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

From: Ram.Singh@tbs-sct.gc.ca [mailto:Ram.Singh@tbs-sct.gc.ca]
Sent: Thursday, 14, April, 2011 13:13 PM
To: JONES LCol LSC@CMP DCBA@Ottawa-Hull; Ketcheson MWO P@CMP DGCB@Ottawa-Hull
Cc: Ram.Singh@tbs-sct.gc.ca
Subject: HEAP files
Importance: High

s.19(1)
s.23

This is to acknowledge that we are going to proceed with the review of 4 files in our possession

Seeking 100% HEAP and a declaration of the area as depressed housing market areas.

However under a new approach to handling these requests, the Relocation Program Authority will proceed to conduct the analysis and submit documentation to senior management for passage to the Secretary (TBS) to grant final decision on the findings. Once this has been exercised the result will be relayed to your office e forthwith.

24/08/2012

00157

D. Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes

Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Ram.Singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur
613-957-9090

Government of Canada | Gouvernement du Canada

Jones, Leslie

From: Singh, Ram
Sent: April 18, 2011 2:07 PM
To: Zovatto, Claudia
Cc: Singh, Ram
Subject: HEAP @100% for CF Members - Comox, Témiscaming, Yarmouth, Courtland, ontario!

Importance: High

Claudia I am providing you 4 attachments which have been prepared to address the requests from the CF seeking to have 100% HEAP for its members in the above areas. A quick review will disclose that in fact not all of the areas (files) require this amount of assistance since the decline in equity is not as per the criteria established by the Secretariat when it originally approved HEAP for the Forces' Members.

The formula we apply is that housing market prices have got to decline more than 20% from purchase price to sale price.

I have attached BNs for the Secretary since we now have a renewed delegation which was originally granted to the Secretariat but that which was exercised at my level until now.

Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Ram.Singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

Jones, Leslie

From: Singh, Ram
Sent: May 18, 2011 12:33 PM
To: Zovatto, Claudia
Cc: Singh, Ram
Subject: RE: revised memo

Importance: High

Attachments: Memo Sec final - HEAP request Temiscaming.doc; Memo Sec final - HEAP request Comox.doc; Memo Sec final - HEAP request Courtland.doc; Memo Sec final - HEAP request Port maitland.doc

Please find attached the revised memos for you to attach to the other documents I provided previously



Memo Sec final -
HEAP request ...



Memo Sec final -
HEAP request ...



Memo Sec final -
HEAP request ...



Memo Sec final -
HEAP request ...

R

D. Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation
Intégrée

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de
travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources
humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Ram.Singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement: avec nos partenaires, pour les Canadiens

From: Zovatto, Claudia
Sent: May 10, 2011 12:36 PM
To: Singh, Ram
Subject: revised memo

Ram,

How does this seem to you – have I erred in any of the statements? << File: Memo Sec - HEAP request Temiscaming.doc >>

Please provide the TB number that gives the Secretary this authority.

Thank you,

Claudia Zovatto

Senior Director | Directeur principal

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Claudia.Zovatto@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |

Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada

**Pages 162 to / à 169
are under consultation
sont sous consultation**

Jones, Leslie

From: Singh, Ram
Sent: May 18, 2011 1:11 PM
To: Zovatto, Claudia; Labelle, André
Cc: Singh, Ram
Subject: HEAP memos to Pres!

Importance: High

Attachments: Memo Sec final - HEAP request Courtland.doc; Memo Sec final - HEAP request Temiscaming.doc; Memo Sec final - HEAP request Comox.doc; Memo Sec final - HEAP request Port maitland.doc



Memo Sec final - HEAP request ... Memo Sec final - HEAP request ... Memo Sec final - HEAP request ... Memo Sec final - HEAP request ...

CZ has attachment material

D. Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Ram.Singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government, with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

**Pages 171 to / à 174
are under consultation
sont sous consultation**

Jones, Leslie

From: Singh, Ram
Sent: May 26, 2011 11:04 AM
To: Zovatto, Claudia; Graham, Don
Cc: Singh, Ram
Subject: RE: HEAP requests

Attachments: Memo Sec final3 - HEAP request Comox.doc; Memo Sec final3 - HEAP request Courtland.doc; Memo Sec final3 - HEAP request Port maitland (2).doc; Memo Sec final3 - HEAP request Temiscaming.doc



Memo Sec final3 - HEAP request... Memo Sec final3 - HEAP request... Memo Sec final3 - HEAP request... Memo Sec final3 - HEAP request...

D. Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Ram.Singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Zovatto, Claudia
Sent: May 25, 2011 1:58 PM
To: Singh, Ram
Subject: HEAP requests

Ram,

Don has requested some additional information on the parameters/criteria that apply to make the determination of whether a market is depressed. This should be the second paragraph under background. In addition, the Port Maitland request does not indicate the loss by the member in question.

Thanks
Claudia

Claudia Zovatto
Senior Director | Directeur principal

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Claudia.Zovatto@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada

**Pages 177 to / à 184
are under consultation
sont sous consultation**

Jones, Leslie

From: Labelle, André
Sent: May 26, 2011 11:32 AM
To: Singh, Ram
Subject: RE: HEAP requests

Ram,

Below, you'll find the RDIMS # for your documents:

- Temiscaming, QC	-	979200
- Port Maitland, N.S.	-	979262
- Courtland, ON	-	979190
- Comox, B.C.	-	979252

Thanks!!!!

André Labelle
Co-ordinator | Coordinateur
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Andre.Labelle@tbs-sct.gc.ca
Telephone | Téléphone 613-952-3282 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada

From: Singh, Ram
Sent: May 26, 2011 11:06 AM
To: Labelle, André
Subject: FW: HEAP requests

Cz says u have to convert to a different format. Once u r done plz send me copies

Thanks

R

D. Ram Singh
Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources

humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Ram.Singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |

Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

Duplicate

Pages 186 to / à 187

are duplicates

sont des duplicatas

Jones, Leslie

From: LYNN.BISSON@forces.gc.ca
Sent: June 29, 2011 2:29 PM
To: Singh, Ram
Subject: RE: Status Update

Well aware....Claudia reiterated that tomorrow.

Ones that may go up are for other areas.

Lynn Bisson
Capt(N)/capv
DGCB/DGRAS
(613) 995-1930

From: Ram.Singh@tbs-sct.gc.ca [mailto:Ram.Singh@tbs-sct.gc.ca]
Sent: Wednesday, 29, June, 2011 14:27 PM
To: Bisson Capt(N) L@CMP DGCB@Ottawa-Hull
Subject: RE: Status Update

I appreciate this but remember that for the two already approved u don't have to send them here anymore , the two areas are declared as depressed.

I thought we had a bunch for the Edmonton area, didn't u? whatever ones u have just send them and I will procees as quickly as possible.

Regards always

R

D. Ram Singh
Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Ram.Singh@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada

From: LYNN.BISSON@forces.gc.ca [mailto:LYNN.BISSON@forces.gc.ca]
Sent: June 29, 2011 2:25 PM
To: Singh, Ram
Subject: RE: Status Update

Ram,

Claudia mentioned that the sign off was quite recent and that you had just recently returned to the office. We will give you a heads up if we have any further files to go up. Thanks again.

Lynn Bisson
Capt(N)/capv
DGCB/DGRAS
(613) 995-1930

From: Ram.Singh@tbs-sct.gc.ca [mailto:Ram.Singh@tbs-sct.gc.ca]
Sent: Wednesday, 29, June, 2011 14:18 PM
To: Bisson Capt(N) L@CMP DGCB@Ottawa-Hull
Subject: RE: Status Update

Lynn not a prob. As soon as someone advises me I will let u know – I was never advised that my recommendation had gotten signature.

R

D. Ram Singh
Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Ram.Singh@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada

From: LYNN.BISSON@forces.gc.ca [mailto:LYNN.BISSON@forces.gc.ca]
Sent: June 29, 2011 2:15 PM
To: Singh, Ram
Cc: Labelle, André; Zovatto, Claudia; Michel.Bonin@brookfieldgrs.ca; Eliane.Savard@brookfieldgrs.ca
Subject: RE: Status Update

Ram,

Thanks alot. I will pass it on to the staff.

Lynn Bisson
Capt(N)/capv
DGCB/DGRAS
(613) 995-1930

From: Ram.Singh@tbs-sct.gc.ca [mailto:Ram.Singh@tbs-sct.gc.ca]

23/08/2012

00189

Sent: Wednesday, 29, June, 2011 14:11 PM
To: Bisson Capt(N) L@CMP DGCB@Ottawa-Hull
Cc: Andre.Labelle@tbs-sct.gc.ca; Claudia.Zovatto@tbs-sct.gc.ca; Michel.Bonin@brookfieldgrs.ca; Ram.Singh@tbs-sct.gc.ca; Eliane.Savard@brookfieldgrs.ca
Subject: RE: Status Update
Importance: High

Capt. Bisson having reviewed the submissions from your office for 100% HEAP and possible declaration of the file-referenced areas I wish to pass on the following.

This is to advise you that TBS has approved the following HEAP files per:

1. Port Maitland area has been approved and is declared a depressed housing market area for CF members who are subject to relocation.
2. Témiscaming, Quebec and the surrounding area has been approved and is declared a depressed housing market area for CF members who are subject to relocation.

Unfortunately based on the material provided and the analysis conducted the following 2 other areas did not meet the criteria established:

1. Comox, B.C., and surrounding areas - not approved as a depressed housing market area;
2. Courtland, Ontario and surrounding areas - not approved as a depressed housing market area

Arrangements have been made to return these four relocation files to your office effective immediately.

We have retained the file for the St Albert area since that decision is pending - review completed.

Regards

D. Ram Singh
Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Ram.Singh@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 /
Teletypewriter | Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada

-----Original Message-----

From: LYNN.BISSON@forces.gc.ca [mailto:LYNN.BISSON@forces.gc.ca]
Sent: June 28, 2011 5:29 PM
To: Zovatto, Claudia

Cc: Labelle, André; Singh, Ram
Subject: RE: Status Update

Claudia,

Thank you. Hope you enjoy an extended long weekend.

Lynn

Lynn Bisson
Capt(N)/capv
DGCB/DGRAS
(613) 995-1930

-----Original Message-----

From: Claudia.Zovatto@tbs-sct.gc.ca [mailto:Claudia.Zovatto@tbs-sct.gc.ca]
Sent: Tuesday, 28, June, 2011 17:06 PM
To: Bisson Capt(N) L@CMP DGCB@Ottawa-Hull
Cc: Andre.Labelle@tbs-sct.gc.ca; Ram.Singh@tbs-sct.gc.ca
Subject: RE: Status Update

Lynn,

My apologies for an incomplete answer at this time - I will be away the next 2 days. We have a couple that have been approved. I have copied my assistant who will be able to provide you with the specifics.

André - please provide to Captain Bisson the locations for which the Secretary has approved depressed market status.

Regards,
Claudia

Claudia Zovatto
Senior Director | Directeur principal
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Claudia.Zovatto@tbs-sct.gc.ca Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada

-----Original Message-----

From: LYNN.BISSON@forces.gc.ca [mailto:LYNN.BISSON@forces.gc.ca]
Sent: June 28, 2011 4:33 PM
To: Zovatto, Claudia
Subject: FW: Status Update

Claudia,

My staff attempted to obtain a status on some HEA files that have been staffed to TBS (see email below). I recall you indicated that new procedures have been put in place to address such files. Would it be possible to obtain an update as to where things stand. Thank you.

Lynn

23/08/2012

00191

Lynn Bisson
Capt (N) /capv
DGCB/DGRAS
(613) 995-1930

-----Original Message-----

From: Fraser Maj PJ@CMP DGCB@Ottawa-Hull
Sent: Tuesday, 28, June, 2011 08:52 AM
To: Bisson Capt (N) L@CMP DGCB@Ottawa-Hull
Subject: FW: Status Update

Ma'am

We sent three files over to TBS. Ram has provided a sit rep, and it is not ideal.

PJ (Paula) Fraser
Major / Major
DCBA 2 / DRASA 2
paula.fraser@forces.gc.ca
Telephone / Telephone (613) 996-9772

-----Original Message-----

From: Ram.Singh@tbs-sct.gc.ca [mailto:Ram.Singh@tbs-sct.gc.ca]
Sent: Tuesday, 28, June, 2011 08:46 AM
To: Fraser Maj PJ@CMP DGCB@Ottawa-Hull
Cc: Ram.Singh@tbs-sct.gc.ca
Subject: RE: Status Update

s.23

Unfortunately what I have tried to prevent originally is now in effect as a result of your internal actions. The files have been in the process all this time and will find themselves at the President/Chief HR's office since they have to go through several levels of review after my desk. I can't give you any specifics.

In fact the St Albert file has come back for more details which I have to try and get.

D. Ram Singh
Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada Ottawa, Canada K1A 0R5 Ram.Singh@tbs-sct.gc.ca Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur 613-957-9090 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: PAULA.FRASER@forces.gc.ca [mailto:PAULA.FRASER@forces.gc.ca]
Sent: June 28, 2011 8:42 AM
To: Singh, Ram
Subject: Status Update

Good morning Ram

23/08/2012

00192

We are looking for a status update on the HEA files we staffed to you. I recall that during the meeting with DRBM two weeks ago you mentioned our HEA files were moving along and that you were recommending approval of a "depressed market" for one area. There is a great deal of heat and light on this issue for our CF members therefore any information that you can share with regards to our files would be very helpful and much appreciated.

Thank you

Paula

PJ (Paula) Fraser
Major / Major
DCBA 2 / DRASA 2
Director Compensation and Benefits Administration / Directeur - Remuneration et avantages sociaux administration National Defence / Defense national
101 Col By Dr / 101 Prom. Col By
Ottawa ON Canada K1A 0K2
paula.fraser@forces.gc.ca
Telephone / Telephone (613) 996-9772
Fax Number / Telecopieur (613) 996- 7912 Teletypewriter (National Defence) /
Teleimprimeur (Defense national)
1-800-467-9877
Government of Canada / Gouvernement du Canada

Jones, Leslie

From: Singh, Ram
Sent: September 29, 2011 11:41 AM
To: Labelle, André
Cc: Singh, Ram
Subject: memo to SEC for HEAP case (CF)

Attachments: memo_to_SEC_-_HEAP_100%_for_CF_-_edmonton.DOC.DRF; Memo Sec final - HEAP request Edmonton.doc



memo_to_SEC_-_H Memo Sec final -
EAP_100%_for_CF.. HEAP request ...

D. Ram Singh
Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Ram.Singh@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada

**Pages 195 to / à 196
are under consultation
sont sous consultation**

Landry, Theresa

From: Singh, Ram
Sent: December 1, 2011 12:34 PM
To: Landry, Theresa
Subject: RE: Medicine Hat as a depressed market

This u keep on the file to show the analytical review you conducted, the research you investigated. Try to write up the recommendation similar to those I gave u

D. Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Ram.Singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada

 Treasury Board of Canada | Secrétariat du Conseil du Trésor
Secretariat | du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Landry, Theresa
Sent: December 1, 2011 12:30 PM
To: Singh, Ram
Subject: RE: Medicine Hat as a depressed market

Hi Ram,

Before drafting the template of the memo I have compiled the attached information for your review. Is this more along the lines of what we are looking for?

<< File: Summary Report on Medicine Hat.doc >>

Theresa Landry

Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Theresa.Landry@tbs-sct.gc.ca

Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Singh, Ram
Sent: December 1, 2011 8:50 AM
To: Landry, Theresa
Subject: RE: Medicine Hat as a depressed market

Ignore this and work on the material u shared previously

D. Ram Singh
Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation
intégrée
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de
travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources
humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Ram.Singh@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Landry, Theresa
Sent: November 30, 2011 4:37 PM
To: Singh, Ram
Subject: FW: Medicine Hat as a depressed market

Sorry about this... See below.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de
travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources
humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca

Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Landry, Theresa
Sent: November 30, 2011 3:57 PM
To: Landry, Theresa
Subject: RE: Medicine Hat as a depressed market

Ram,

Sorry I missed a sheet in the Real Estate tables which showed the monthly summaries for 2007. I did not take these into account in my report below. This one page summary indicates that the rates, on average, are about 41% lower in 2011 than in 2007. I was only looking at the last 6 months of 2011 compared to 2010.

So, how do we calculate the 20% difference to determine if an area is depressed? Is it a comparison of the year the home was purchased compared to the year it was listed? If this is the case, then the report would indicate a decrease of 41% which is well above the 20% threshold.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Landry, Theresa
Sent: November 30, 2011 3:38 PM

To: Singh, Ram
Subject: Medicine Hat as a depressed market

Ram,

I have reviewed the file and researched the Internet for supporting documentation to assess the situation.

I have come to the following conclusion:

Medicine Hat is not a depressed market based on the premise that the housing market has dropped more than 20%.

I researched the reports provided and those found on the internet of the MLS Detailed Sheets or monthly summaries for the period of May to October 2011 compared to May to October 2010 and found that at no time did the volume reach a 20% decrease difference. The October 2011 volume to October 31, 2011 shows a 13% decrease over 2010.

In addition, from the submitted report I noted that the home was appraised in 2008 at \$238,300, was listed for \$249,900 and sold for \$247,000 in July of 2007.

This sale price was less than \$10,000.00 over the appraised value however, in May 2011 the home was assessed at \$227,170, appraised at \$260,000 but was listed for \$284,900 which is about \$57,000 over the assessed value. The estimated window to sell the home was 90 days (March-June 2011) which is the prime selling market timeframe. It is my opinion that the house was not marketed at an attractive price and this, along with the age, location and condition of the home compared to other similar homes in the area are what attributed to the fact that the home has not sold, not that the area is a "depressed area". After many attempts to sell the home, the sale price was reduced in June to the current listing of \$249,900 which is a comparable cost to the other similar properties that sold in the area however we have entered the slow home sale time period of fall/winter.

Finally, I have reviewed reports about the economy and home sales in the Medicine Hat area and according to the Canada Mortgage and Housing Corporation Fourth Quarter Report 2011, MLS sales in the Prairies increased 7% during the 3rd quarter. As per the Economic & Labour Market Research and Analysis Project Report No. 9 – April 2011, the unemployment rate for Medicine Hat decreased from 7.3% to 4.1% from the previous year and the population increased by 15%. A survey of the current economic conditions of local business showed that all were "cautiously positive by stating that although operations and activities weren't at a level they would like, they were faring satisfactorily well, while still on shaky ground."

I have the hard copies of the documentation to support my above comments to keep on file.

I hope this is of assistance.

If you would like me to draft the above into the Memo format, please send me the file number in RDIMS of a previous memo or provide an electronic copy for me to use as the template.

Thanks.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Theresa.Landry@tbs-sct.gc.ca

Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

Canada Mortgage and Housing Corporation report on Fourth Quarter 2011 states that:

Resale Market MLS® sales higher in Manitoba, Saskatchewan, and Alberta
MLS® sales in the Prairie region totalled 21,573 during the third quarter of 2011, representing a gain of 16 per cent from 18,606 last year. This brings the nine month resale transaction tally to 63,082, up seven per cent from 58,980 experienced last year. During the third quarter, MLS® sales in the Prairies increased the seven per cent from \$241,434 last year to 257,371 this year.

2011 second quarter forecast of Canada Mortgage and Housing Corporation.

Medicine Hat and area continued to report monthly drops on multiple fronts: employment, unemployment, labour force and population. However, at the annual level, the numbers are impressive. Unemployment dropped by 35% compared to a year ago. Both the labour force and the participation rate increased over the year, bringing the unemployment rate down from 7.3% to 4.1%. The population increased by 15% in the 12 months to April 2011.

EE CONOMIC & LABOUR MARKET RESEARCH AND ANALYSIS PROJECT – Report No.9 – April 2011

<http://www.medicinehatchamber.com/pages/BusinessResources#reports>

The **2010 Annual Alberta Labour Market Review** by the Government of Alberta reported that: In 2010, the unemployment rates in Lethbridge-Medicine Hat, at 6.4%.were below the provincial rate of 6.5%.

Alberta Community profiles for Medicine Hat:

Shows that Medicine Hat has a diverse economic base with a thriving economy and attractive life style. (Medicine Hat residents have more recreational facilities per capita than most other cities in Canada.)

http://albertacommunityprofiles.com/Profile/Medicine_Hat

http://albertacommunityprofiles.com/Profile/Medicine_Hat/4

http://albertacommunityprofiles.com/Profile/Medicine_Hat/5

http://albertacommunityprofiles.com/Profile/Medicine_Hat/8

Summary Review of Medicine Hat as a Depressed Market – December 1, 2011

- **Statistics Canada** Economic Indicators for 2010 state that for Alberta, there were increases in the labour market, housing starts and income and a decrease in unemployment.
- **Statistics Canada** Economic Accounts advise the GDP for Alberta is above the national average. “Personal Spending on goods and services as well as investment on residential housing, both advanced, contributing to the economic expansion.”
- **Statistics Canada** Labour Productivity states that “Business productivity in Alberta grew 2.9% in 2010, following three consecutive declines. The real GDP of business grew 3.7% led by increases in mining, oil and gas extraction support activities, manufacturing and crop production.

The Economic Development Alliance of South Eastern Alberta:

http://edalliance.ca/media_room/latest_news

States that “The BUSINESS FORECAST in Southeast Alberta is strong”.

In an article published on October 25, 2011 regarding “Energy projections force technology to take center stage” said Jonathan Seib, economic development officer for the EDA expressed optimism when it came to energy in southeast Alberta.

Palliser Economic Partnership (includes the area of Medicine Hat) advises: There are many reasons why the Palliser Region is such a great place to invest, grow a career or business, and raise a family.

- Our region is rich in jobs, thanks to our significant natural resources, including abundant natural gas resources, numerous coal deposits, high quality clay deposits, sunlight, large amounts of agricultural land and well-developed irrigation infrastructure.
- Our economy is diversified and strong, with a high rate of business activity, and steady employment and population growth.
- Our population is young and educated (43% are between the ages of 25 and 54, and nearly 40% have a post-secondary education degree or diploma).
- We offer a wide range of employment and education services and business supports.
- We have relatively low incidences of poverty, low cost of living, and low crime rates and excellent health and education systems.

<http://www.palliseralberta.com/content/our-economy>

The Medicine Hat News ran an article on Nov. 30, 2011 on the expansion of the leisure Centre:

Plan for major Leisure Centre expansion

WEDNESDAY, 30 NOVEMBER 2011 00:00 AMANDA STEPHENSON

Jones, Leslie

From: Landry, Theresa
Sent: December 29, 2011 11:27 AM
To: Singh, Ram
Subject: memos regarding Depressed Market Status

Attachments: Memo to Sec re Bon Accord.doc; Memo to Sec re Medicine Hat.doc; Memo to Sec re Edmonton, Alberta.doc

Hi Ram,

In advance of our meeting today, I have drafted the following three memos for your review and later discussion.



Memo to Sec re Bon Accord.doc ...



Memo to Sec re Medicine Hat.do...



Memo to Sec re Edmonton, Alber...

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

Landry, Theresa

From: Landry, Theresa
Sent: December 29, 2011 1:59 PM
To: Labelle, André
Cc: Singh, Ram
Subject: Memos to the Secretary for formatting, tracking and onward transmission

Attachments: HEAP_-_Medicine_Hat_Alberta_-_CF.DOC.DRF; HEAP_-_Edmonton_Alberta_-_CF.DOC.DRF; HEAP_-_Bon_Accord_Alberta_-_CF.DOC.DRF

Good afternoon André.

As discussed earlier, please find attached 3 Relocation documents in RDIMS for your review and formatting. Once finalized, we will need to send them on to Claudia and up the line for approval by the Secretary.

Let me know if you need anything.

Thanks.



HEAP_-_Medicin
Hat_Alberta_-.

RDIMS 1039772



HEAP_-_Edmont
t_Alberta_-_CF.

RDIMS 1039770



HEAP_-_Bon_Ac
rd_Alberta_-_C

RDIMS 1039768

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

**Pages 206 to / à 213
are under consultation
sont sous consultation**

Jones, Leslie

From: Zovatto, Claudia
Sent: December 29, 2011 3:28 PM
To: Singh, Ram .
Subject: FW: CIMS#11-103216, signed and approved by Alister Smith for the SECRETARY

Attachments: SEC - 11-103216_memo_signed_Depressed_Housing_Alberta.pdf

Claudia Zovatto
Senior Director | Directeur principal
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Claudia.Zovatto@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada

From: CLR Corresp. / RRT Corresp.
Sent: August 12, 2011 9:22 AM
To: Zovatto, Claudia
Cc: CLR Corresp. / RRT Corresp.; Graham, Don; Labelle, André; Larock, Chelsea
Subject: CIMS#11-103216, signed and approved by Alister Smith for the SECRETARY

Claudia,

Please find attached a scanned copy of the signed and approved memo for the above docket. CIMS has been updated.



SEC -
3216_memo_signed

Thank you.

Tanya Driver
Correspondence/Document Control Officer | Agent(e), contrôle de la correspondance et des documents
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Tanya.Driver@tbs-sct.gc.ca

Telephone | Téléphone 613-952-2948 / Facsimile | Télécopieur 613-952-8100 / Teletypewriter |

Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens



Approval / Routing Form Formulaire d'acheminement et d'approbation

RECEIVED
ADMO-CLZ
AUG 10 2011 TD.

FOR / POUR

- Approval or Action / Approbation ou suivi**
- Information**
- President / Président**
- Secretary / Secrétaire**

webCIMS No: N° de webCIMS	103216
RDIMS No: N° de SGDDI	982944; 1000528
Date received: Date reçue	July 29, 2011
Due date: Date d'échéance	August 12, 2011

PRODUCT DETAILS


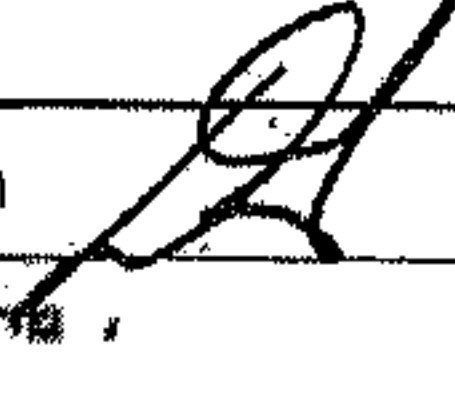

DETAILS SUR LES PRODUITS

- Memo to President / Note au président
- TB Submission / Présentation au CT
- Letter / Lettre
- Comm. Product / Produit de comm.
- Briefing Note / Note de breffage
- Deck / Présentation
- Other / Autre (e.g. Meeting / Réunion) : Memo to the Secretary

SUBJECT / SUJET Depressed Housing Market - Home Equity Assistant Program for Canadian Forces Personnel - ST. ALBERT, ALBERTA

PREPARED BY / PRÉPARÉ PAR	Ram Singh		
IN CONSULTATION WITH / EN CONSULTATION AVEC	<input type="checkbox"/> B. Aiken	<input type="checkbox"/> W. D. Jones	<input type="checkbox"/> M. Milito
	<input type="checkbox"/> D. Boileau	<input type="checkbox"/> Y. Laroche	<input type="checkbox"/> J. Ossowski
	<input type="checkbox"/> D. Bowie	<input type="checkbox"/> H. Laurendeau	<input type="checkbox"/> M. O'Sullivan
	<input type="checkbox"/> P. Bruce	<input type="checkbox"/> M. Lebel-Ducharme	<input type="checkbox"/> M. Presley
	<input type="checkbox"/> B. Carberry	<input type="checkbox"/> M. LeFrançois	<input type="checkbox"/> J. Raiston
	<input type="checkbox"/> S. Cartwright	<input type="checkbox"/> G. Liddy	<input type="checkbox"/> N. Semaan
	<input type="checkbox"/> C. Charette	<input type="checkbox"/> R. MacLeod	<input type="checkbox"/> A. Smith
	<input type="checkbox"/> F. Des Rosiers	<input type="checkbox"/> B. Matthews	<input type="checkbox"/> W. Vreeswijk
	<input type="checkbox"/> D. Enns	<input type="checkbox"/> M. McLaren	<input type="checkbox"/> C. Walker
	OTHER / AUTRE :		

APPROVALS / APPROBATION

LEVEL / NIVEAU	NAME & SIGNATURE / NOM ET SIGNATURE	DATE
Director / Directeur		
Senior or Executive Director / Directeur principal ou exécutif	Claudia Zovatto  Don Graham 	AUG 02 2011
Assistant Secretary / Assistant Comptroller General or Branch Head / Secrétaire adjoint(e) / Contrôleur(e) générale(e) adjoint(e) ou chef de direction	 M.-A. HIPPOLITE	AUG 03 2011
	<input type="checkbox"/> B. Aiken <input type="checkbox"/> D. Boileau <input type="checkbox"/> D. Bowie <input type="checkbox"/> P. Bruce <input type="checkbox"/> R. Carberry <input type="checkbox"/> S. Cartwright <input type="checkbox"/> C. Charette <input type="checkbox"/> F. Des Rosiers <input type="checkbox"/> D. Enns <input type="checkbox"/> W. D. Jones <input type="checkbox"/> Y. Laroche <input checked="" type="checkbox"/> M.-A. HIPPOLITE <input type="checkbox"/> M. Lebel-Ducharme <input type="checkbox"/> M. LeFrançois <input type="checkbox"/> G. Liddy <input type="checkbox"/> R. MacLeod <input type="checkbox"/> B. Matthews <input type="checkbox"/> M. McLaren <input type="checkbox"/> M. Milito <input type="checkbox"/> J. Ossowski <input type="checkbox"/> M. O'Sullivan <input type="checkbox"/> M. Presley <input type="checkbox"/> N. Semaan <input type="checkbox"/> W. Vreeswijk <input type="checkbox"/> C. Walker	
Comptroller General / Contrôleur général	<input type="checkbox"/> James Raiston	
Chief HR Officer / Dirigeante principale des RH	<input checked="" type="checkbox"/> Daphne Meredith	08 AOUT 2011
Associate Secretary / Secrétaire délégué	<input type="checkbox"/> Alister Smith	
Secretary / Secrétaire	<input checked="" type="checkbox"/> Michelle d'Auray	
President / Président		

REMARKS / REMARQUES

**Pages 217 to / à 219
are under consultation
sont sous consultation**

Jones, Leslie

From: Landry, Theresa
Sent: February 28, 2012 11:39 AM
To: Labelle, André
Cc: Singh, Ram
Subject: Depressed Housing Market Memos to the Secretary - FOR DECISION

Attachments: HEAP_-_Calgary__Alberta_-_CF.DOC.DRF; HEAP_-_Bon_Accord__Alberta_-_CF.DOC.DRF; HEAP_-_Medicine_Hat__Alberta_-_CF.DOC.DRF

Good morning André.

Ram has asked that I send the attached 3 memos up for approval. They have already been registered into CIMs.

I will deliver to you the hard copy files for your reference and attachment. Please review the Memos and modify as required.

Thanks.



HEAP_-_Calgary__
Alberta_-_CF.D...



HEAP_-_Bon_Accor
d__Alberta_-_C...



HEAP_-_Medicine_H
at__Alberta_-_...

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government, with partners, for Canadians | Un meilleur gouvernement, avec nos partenaires, pour les Canadiens

Landry, Theresa

From: Labelle, André
Sent: March 5, 2012 8:34 AM
To: Landry, Theresa
Subject: FW: IMPORTANT - NATIONAL DND's FILES

Good Day Theresa,

Hope you're doing fine!!!

Ram sent me the email below. Do you mind taking care of this request?

The person who called is Luc Bédard 613-996-1590. I have the files maybe he wants them without the final response?

Please let me know.

Thanks!!!!

André Labelle

Co-ordinator, Collective Bargaining | Coordonnateur, négociation collective
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Andre.Labelle@tbs-sct.gc.ca

Telephone | Téléphone 613-952-5777 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Singh, Ram
Sent: March 4, 2012 1:41 PM
To: Labelle, André
Subject: RE: IMPORTANT - NATIONAL DND's FILES

Look in your cabinet on top of the red folder. The rest r with Theresa

D. Ram Singh

Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de

travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Ram.Singh@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter |

Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Labelle, André

Sent: March 2, 2012 2:58 PM

To: Singh, Ram

Subject: IMPORTANT - NATIONAL DND's FILES

Good Day Ram,

Hope you're doing fine!!!

I received a phone call from Maître Major Luc Bédard (613-996-1590) requesting 2 files that we have. He's having a discussion with high-level people on Monday morning and he needs the result of the files.

The results are:

- Request for TBS Assessment of Calgary, Alberta as Depressed Market Area – D22 189 836 – IN PROGRESS (with MAH for signature)
- Request for TBS Assessment of Edmonton, Alberta as Depressed Market Area – D22 189 836 – IN PROGRESS

Please let me know if you need something from me.

Thanks!!!!

André Labelle

Co-ordinator, Collective Bargaining | Coordonnateur, négociation collective

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Andre.Labelle@tbs-sct.gc.ca

Telephone | Téléphone 613-952-5777 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |

Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government, with partners, for Canadians | Un meilleur gouvernement, avec nos partenaires, pour les Canadiens

**Pages 225 to / à 232
are under consultation
sont sous consultation**

Jones, Leslie

From: Landry, Theresa
Sent: May 11, 2012 11:15 AM
To: CLR Corresp. / RRT Corresp.
Cc: Kehoe, Edith; Singh, Ram
Subject: RE: Medicine Hat (Depressed housing dockets)

Hi,

Thanks for the update request.

We anticipate a response by the end of next week.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada

 Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada



Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: CLR Corresp. / RRT Corresp.
Sent: May 7, 2012 1:36 PM
To: Landry, Theresa
Cc: CLR Corresp. / RRT Corresp.
Subject: FW: Medicine Hat (Depressed housing dockets)

Hi Theresa!

I am informed that you have the dockets that were returned to your team to make amendments as per Richard's request (formerly the chief of staff in ADMO).

Could you please provide me an update and/or a timeline when we can expect these dockets?

Thank you!

Tanya Driver
Correspondence/Document Control Officer | Agent(e), contrôle de la correspondance et des documents
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

23/08/2012

00233

Ottawa, Canada K1A 0R5
Tanya.Driver@tbs-sct.gc.ca
Telephone | Téléphone 613-952-2948 / Facsimile | Télécopieur 613-952-8100 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada

 Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada




Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: CLR Corresp. / RRT Corresp.
Sent: March 5, 2012 2:56 PM
To: Labelle, André
Cc: CLR Corresp. / RRT Corresp.
Subject: FW: Medicine Hat

March 5, three dockets given to A. Labelle to make changes as per this document. Will ensure all done in RDIMS and amend accordingly.

CIMS#12-108205

Tanya Driver
Correspondence/Document Control Officer | Agent(e), contrôle de la correspondance et des documents
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Tanya.Driver@tbs-sct.gc.ca
Telephone | Téléphone 613-952-2948 / Facsimile | Télécopieur 613-952-8100 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada

 Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada



Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Arulpooranam, Richard
Sent: March 5, 2012 11:37 AM
To: CLR Corresp. / RRT Corresp.
Subject: FW: Medicine Hat

As per our discussion with Don.

Richard Arulpooranam
Assistant Deputy Minister's Office | Bureau du sous-ministre adjoint
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

23/08/2012

00234

613-948-7689 | Richard.Arulpooranam@tbs-sct.gc.ca

From: Richard Arulpooranam [mailto:richard_arulpooranam@tbs-sct.gc.ca]
Sent: March 4, 2012 7:17 PM
To: Arulpooranam, Richard
Subject: RE: Medicine Hat

From: Richard.Arulpooranam@tbs-sct.gc.ca
To: Richard.Arulpooranam@tbs-sct.gc.ca; richard_arulpooranam@tbs-sct.gc.ca
Date: Fri, 2 Mar 2012 17:44:28 -0500
Subject: Medicine Hat

Richard Arulpooranam

Chief of Staff | Chef de Cabinet

Assistant Deputy Minister's Office | Bureau du sous-ministre adjoint

Compensation and Labour Relations | Rémunération et relations de travail

Office of the Chief Human Resources Officer | Bureau du Dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

richard.arulpooranam@tbs-sct.gc.ca

Telephone | Téléphone 613-948-7689 / Facsimile | Télécopieur 613-952-8100 / Teletypewriter | Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada

From: Landry, Theresa
Sent: May 14, 2012 11:59 AM
To: 'STEVE.LAROUCHE3@forces.gc.ca'
Cc: Singh, Ram; Kehoe, Edith
Subject: RE: SR and HEA

Good morning Steve.

As Ram mentioned, there have been several delays on the processing of these files and for that we do apologise. We are however, planning to meet with Ram tomorrow to discuss the issues and continue going forward with the process of obtaining a decision as soon as possible.

Thank you for your patience and understanding.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada Ottawa, Canada K1A 0R5 Theresa.Landry@tbs-sct.gc.ca Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur 613-957-9090 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: STEVE.LAROUCHE3@forces.gc.ca [mailto:STEVE.LAROUCHE3@forces.gc.ca]
Sent: May 14, 2012 11:53 AM
To: Landry, Theresa
Subject: FW: SR and HEA
Importance: High

Theresa, any insight for us on the subject? Thanks!

Steve Larouche
Lieutenant-Colonel | Lieutenant Colonel
Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux National Defence | Défense nationale
101 Col By Dr | 101 Prom. Col By
Ottawa ON Canada K1A 0K2
steve.larouche3@forces.gc.ca
Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220
Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

-----Original Message-----

From: Singh, Ram [mailto:Ram.Singh@tbs-sct.gc.ca]
Sent: Monday, 14, May, 2012 11:43 AM
To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Cc: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull; Landry, Theresa; Eliane.Savard@brookfieldgrs.ca; Singh, Ram
Subject: RE: SR and HEA
Importance: High

Under the previous system I used to review and analyse your files and under my responsibility as the Program Authority of IRP I would release the decision.

the files to the Government's Chief Human Resources Officer, here at TBS.

I am certain that you are familiar with the protocol involved in such processes hence

the submissions travel through the system. To compound your problems I was away and others were mandated to handle the files which I understand are in process. We are scheduled to have another meeting sometime today or tomorrow subject to priorities, and they will be processed along, again.

In the mean time I suggest you contact Theresa Landry who have been handling the files.

D. Ram Singh
Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
Program Authority Integrated Relocation Program | Responsable du Programme de
réinstallation intégrée Compensation and Labour Relations Sector | Secteur de la
rémunération et des relations de travail Office of the Chief Human Resources Officer |
Bureau du dirigeant principal des ressources humaines Treasury Board of Canada
Secretariat | Secrétariat du Conseil du Trésor du Canada Ottawa, Canada K1A 0R5
Ram.Singh@tbs-sct.gc.ca Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur
613-952-3002 / Teletypewriter | Téléimprimeur 613-957-9090 Government of Canada |
Gouvernement du Canada

-----Original Message-----

From: STEVE.LAROUCHE3@forces.gc.ca [mailto:STEVE.LAROUCHE3@forces.gc.ca]
Sent: May 14, 2012 11:37 AM
To: Singh, Ram
Cc: CAROLE.LAJOIE@forces.gc.ca
Subject: FW: SR and HEA
Importance: High

Ram, heard you were back, any progress with HEA files?

My DG is ready to engage yours on the extended timeline experienced in such cases, as some are related to ombudsman files and CDS decisions on grievances. Specifically, any expected timeframe for Dodsworth?

Would you want us to meet?

Steve Larouche
Lieutenant-Colonel | Lieutenant Colonel
Director Compensation and Benefits Administration | Directeur - Rémunération et
avantages sociaux administration Director General Compensation and Benefits |
Directeur général - Rémunération et avantages sociaux National Defence | Défense
nationale
101 Col By Dr | 101 Prom. Col By
Ottawa ON Canada K1A 0K2
steve.larouche3@forces.gc.ca
Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220
Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

-----Original Message-----

From: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Sent: Thursday, 5, April, 2012 14:04 PM
To: 'Claudia.Zovatto@tbs-sct.gc.ca'
Cc: 'Theresa.Landry@tbs-sct.gc.ca'; Lajoie Maj CJM@CMP DGCB@Ottawa-Hull
Subject: FW: SR and HEA
Importance: High

Claudia, as requested, attached is our list of HEA cases submitted.

As for your question: "if HEAP is triggered by a 20% loss, why would DND send us any below this amount as by definition they are outside of the parameter of the policy." The policy is about "a community where the housing market has dropped more than 20%". The trigger is not the member's loss, but the community housing market drop. Therefore a member could lose less than 20% but be in a depressed market that dropped more than 20% and therefore be eligible for more reimbursement on the loss.

Steve Larouche

Lieutenant-Colonel | Lieutenant Colonel
Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux National Defence | Défense nationale
101 Col By Dr | 101 Prom. Col By
Ottawa ON Canada K1A 0K2
steve.larouche3@forces.gc.ca
Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220
Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

-----Original Message-----

From: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull
Sent: Wednesday, 4, April, 2012 14:18 PM
To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Cc: Bedard MWO L@CMP DGCB@Ottawa-Hull
Subject: RE: SR and HEA
Importance: High

Sir,
The spreadsheet detailing the 5 cases sent to TBS for review IAW CFIRP 8.2.13, for 100% HEA reimbursement from Core.
The column "728 to TB" is the date it it was sent.

Carole Lajoie
Major | major
DCBA 2 Relocation - Policy and Adjudications | DRASA 2 réinstallation - politique et arbitrage
(613) 996-9772
CF Integrated Relocation Program (CFIRP)/ Programme de réinstallation intégrée des FC (PRIFC) CBI 209 Section 8 - DRAS 209 section 8

-----Original Message-----

From: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Sent: Wednesday, 4, April, 2012 12:20 PM
To: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull
Subject: FW: SR and HEA

Carole, please provide list.

Steve Larouche
Lieutenant-Colonel | Lieutenant Colonel
Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux National Defence | Défense nationale
101 Col By Dr | 101 Prom. Col By
Ottawa ON Canada K1A 0K2
steve.larouche3@forces.gc.ca
Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220
Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

-----Original Message-----

From: Zovatto, Claudia [mailto:Claudia.Zovatto@tbs-sct.gc.ca]
Sent: Wednesday, 4, April, 2012 12:18 PM
To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Cc: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull; Landry, Theresa
Subject: Re: SR and HEA

Steve,
Thank you - yes a list would be helpful so that we can cross check. I would pose the following question that the Secretary asked of me last year: if HEAP is triggered by a 20% loss, why would DND send us any below this amount as by definition they are outside of the parameter of the policy.

Claudia

----- Original Message -----

From: STEVE.LAROUCHE3@forces.gc.ca [mailto:STEVE.LAROUCHE3@forces.gc.ca]
Sent: Wednesday, April 04, 2012 11:33 AM
To: Zovatto, Claudia
Cc: CAROLE.LAJOIE@forces.gc.ca <CAROLE.LAJOIE@forces.gc.ca>; Landry, Theresa
Subject: FW: SR and HEA

Good day Claudia! I was asked to inquire on the progression of the CF HEA files that were sent your way. Any developments? We are getting pressure from the Ombudsman office and the CDS'.

We can provide you with a list of the submission if required.

As of note, you were well represented at yesterday's meeting and if you need to engage us further on the SR CFIRP items, we could coord another meeting.

Thanks!

Steve Larouche
Lieutenant-Colonel | Lieutenant Colonel
Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux National Defence | Défense nationale
101 Col By Dr | 101 Prom. Col By
Ottawa ON Canada K1A 0K2
steve.larouche3@forces.gc.ca
Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220
Teletypewriter (National Defence) | Télécopieur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

-----Original Message-----

From: Landry, Theresa [mailto:Theresa.Landry@tbs-sct.gc.ca]
Sent: Wednesday, 4, April, 2012 11:27 AM
To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Cc: Zovatto, Claudia
Subject: RE: SR and HEA

Thanks Steve.

Claudia is available by email.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada Ottawa, Canada K1A 0R5 Theresa.Landry@tbs-sct.gc.ca Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Télécopieur 613-957-9090 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: STEVE.LAROUCHE3@forces.gc.ca [mailto:STEVE.LAROUCHE3@forces.gc.ca]
Sent: April 4, 2012 11:19 AM
To: Landry, Theresa
Subject: SR and HEA

Theresa, it was nice meeting you yesterday and we appreciated your input.

I confirmed with the DG that I could send you the document we discussed about and will do so once the amendments requested by Al have been inputted.

On a different subject, my DG questioned me on my return from the meeting yesterday, as she was meeting the Ombudsman rep in the afternoon about HEAP cases. She was not too happy about the answer that I provided, ie. that it was still being

circulated internally. On her order I called Al today and he referred me back to Claudia Zovatto. Unfortunately, I was not able to connect with her. Is she in today?

Thanks!

Steve Larouche

Lieutenant-Colonel | Lieutenant Colonel

Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux National Defence | Défense nationale

101 Col By Dr | 101 Prom. Col By

Ottawa ON Canada K1A 0K2

steve.larouche3@forces.gc.ca <mailto:vayl.caldwell@forces.gc.ca>

Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220

Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877

Government of Canada | Gouvernement du Canada

Jones, Leslie

From: Landry, Theresa
Sent: May 16, 2012 4:20 PM
To: Kehoe, Edith; Singh, Ram
Cc: Lukasik, Henryk
Subject: HEAP files for review

Please note that I have updated the files as per our discussion and printed hard copy and put them on the files. The files are located back in their locked location in Henryk's area.

The RDIMS numbers for your reference are:

1039772 – Medicine Hat
1039770 – Calgary
1015383 – Edmonton
1039768 – Bon Accord

Thanks.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

Jones, Leslie

From: Kehoe, Edith
Sent: September 7, 2012 10:43 AM
To: Jones, Leslie
Subject: FW: Depressed Market

For ATIP file

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)
principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: May 25, 2012 8:39 AM
To: Landry, Theresa
Cc: Lukasik, Henryk
Subject: RE: Depressed Market

Super. Thanks

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)
principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Landry, Theresa

Sent: May 25, 2012 8:29 AM
To: Kehoe, Edith
Cc: Lukasik, Henryk
Subject: RE: Depressed Market

I was not sure if the name is supposed to change from Claudia to you so I left them.
I will update the memos with your name and recheck everything.

Henryk – I will provide new hard copies of the memos for the files.

Thanks.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: May 24, 2012 5:51 PM
To: Landry, Theresa
Subject: Depressed Market

Theresa,

Henryk brought me the HEAP files. Are these the same ones that we discussed last week?
Have the memos been revised for sign-off, i.e. do they still have Claudia's name on them or mine now?

Tks, E.

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)
principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

Landry, Theresa

From: Landry, Theresa
Sent: June 6, 2012 11:28 AM
To: Kehoe, Edith
Subject: FW: HEAP requests for Calgary and Medicine Hat

Edith, here is the response from CF on the HEAP memos.

Let me know if you require any additional information.

Thanks.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada

 Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada



Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: STEVE.LAROUCHE3@forces.gc.ca [mailto:STEVE.LAROUCHE3@forces.gc.ca]
Sent: June 6, 2012 11:04 AM
To: Landry, Theresa
Cc: CAROLE.LAJOIE@forces.gc.ca
Subject: FW: HEAP requests for Calgary and Medicine Hat

Theresa, does this answer your questions?

Steve Larouche

Lieutenant-Colonel | Lieutenant Colonel

Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration

Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux

National Defence | Défense nationale

101 Col By Dr | 101 Prom. Col By

Ottawa ON Canada K1A 0K2

steve.larouche3@forces.gc.ca

Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220

Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877

Government of Canada | Gouvernement du Canada

From: Kahler EC@CMP DGCB@Ottawa-Hull
Sent: Wednesday, 6, June, 2012 09:24 AM
To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Cc: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull; Fraser Maj PJ@CMP DGCB@Ottawa-Hull
Subject: RE: HEAP requests for Calgary and Medicine Hat

Our records indicate that for 2009 there were 51 people posted out of Calgary but only 4 files show any HEAP activity.

For Medicine Hat there was one person posted out but we do not reflect any HEAP activity for 2011.

The closest base to Medicine Hat is Suffield and 23 were posted out in 2011 but again there was no record of any HEAP activity.

Eric Kahler
Director Relocation Business Management | Directeur - Gestion des activités de réinstallation
CF Integrated Relocation Program | Programme de réinstallation intégrée des FC
Chief of Military Personnel | Chef du personnel militaire
National Defence | Défense nationale
101 Colonel By Drive Ottawa, Canada, K1A 0K2
eric.kahler@forces.gc.ca
Telephone | Téléphone | 613-996-1874 / Facsimile | Télécopieur 613-992-3220
Teletypewriter (National Defence) | Télécopieur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

From: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Sent: Tuesday, 5, June, 2012 09:29 AM
To: Kahler EC@CMP DGCB@Ottawa-Hull
Cc: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull; Fraser Maj PJ@CMP DGCB@Ottawa-Hull
Subject: FW: HEAP requests for Calgary and Medicine Hat

Eric, could you let me know how many members, from the below stated places and year, experienced a loss in HEA. Thanks!

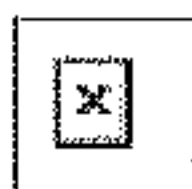
Steve Larouche
Lieutenant-Colonel | Lieutenant Colonel
Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration
Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux
National Defence | Défense nationale
101 Col By Dr | 101 Prom. Col By
Ottawa ON Canada K1A 0K2
steve.larouche3@forces.gc.ca
Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220
Teletypewriter (National Defence) | Télécopieur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

From: Landry, Theresa [mailto:Theresa.Landry@tbs-sct.gc.ca]
Sent: Tuesday, 5, June, 2012 09:19 AM
To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Cc: Singh, Ram
Subject: FW: HEAP requests for Calgary and Medicine Hat

Steve,
I received an out-of-office message from Carole.

Would you be able to respond to the request below?

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada



From: Landry, Theresa
Sent: June 5, 2012 9:13 AM
To: Carole Lajoie (Carole.Lajoie@forces.ca)
Cc: Singh, Ram
Subject: HEAP requests for Calgary and Medicine Hat

Good morning Carole.

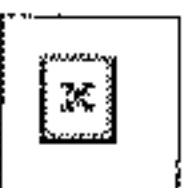
I also left you a voice mail message on the request below. With regards to the HEAP requests, the Secretary has the following questions:

How many CF members are relocating from Calgary? 2009

How many CF personnel will be relocating/are relocating out of Medicine Hat? 2011

We appreciate your assistance.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Theresa.Landry@tbs-sct.gc.ca
Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada



Jones, Leslie

From: Kehoe, Edith
Sent: September 7, 2012 10:42 AM
To: Jones, Leslie
Subject: FW: questions from Secretary re: MtPs on Depressed Housing Market

For ATIp file

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government, with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: June 6, 2012 11:35 AM
To: Landry, Theresa
Subject: RE: questions from Secretary re: MtPs on Depressed Housing Market

Theresa – Before I send this to the Secretary's office, are you comfortable with the accuracy of what I'm proposing?

Tks, E.

Alanna,

Our additional research with DND shows that with regard to Calgary, there were 51 CF members posted out in 2009. Only four (4) files indicated that a member may have experienced a loss and requested home equity assistance during that year.

For the Medicine Hat area, there were 23 individuals posted out in 2011, but there is no record of any activity beyond the applicant, i.e. no other CF members requesting home equity assistance because of a loss.

E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: June 5, 2012 9:04 AM
To: Laplante, Alanna
Cc: Baril, Mario; Landry, Theresa
Subject: RE: questions from Secretary re: MtPs on Depressed Housing Market

Alanna,

In each case the request pertains to a single individual. There may be other cases, however, DND submits the request based on a single relocation because the individual has experienced a "loss". Although the immediate decision affects only the requesting CF member, once in place the decision will apply to others in similar situations, i.e. who may a loss on the sale of their house from that area/city.

We will consult with DND to see if they can give us a better idea about the number of anticipated/actual relocations from both of these locations and for which there may be similar requests forthcoming.

E.

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)
principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Laplante, Alanna
Sent: June 5, 2012 8:49 AM
To: Kehoe, Edith

Cc: Baril, Mario; Laplante, Alanna

Subject: questions from Secretary re: MtPs on Depressed Housing Market

Hi Edith: Secretary has questions on the following MtPs:

1039770 – Calgary Alberta: What triggered this request? How many CF members are relocating from Calgary?

1039772 – Medicine Hat, Alberta: How many CF personnel will be relocating/are relocating out of Medicine Hat? What triggered the request?

Alanna Laplante

Departmental Secretary | Secrétaire ministériel

Office of the Secretary of the Treasury Board of Canada | Cabinet du Secrétaire du Conseil du Trésor du Canada

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Alanna.Laplante@tbs-sct.gc.ca

Telephone | Téléphone 613-941-7642 / Facsimile | Télécopieur 613-952-6596 / Teletypewriter |

Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

Jones, Leslie

From: Kehoe, Edith
Sent: September 7, 2012 10:44 AM
To: Jones, Leslie
Subject: FW: Depressed Housing Market

For ATIP file

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)
principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: June 7, 2012 12:11 PM
To: Laplante, Alanna
Subject: RE: Depressed Housing Market

Hi Alanna,

For ease of reference, my answers are in blue below. I have also integrated your additional points, which are in red, because they help to respond to the Secretary's questions. I would delete the last sentence re numbers, because they are integrated in the front end of the email as it now read.

Please don't hesitate to give me a call if it's not clear.

E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)
principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Laplante, Alanna
Sent: June 7, 2012 11:40 AM
To: Kehoe, Edith
Subject: FW: Depressed Housing Market

Hi Edith: the email below is a compilation of all info you have provided me on this subject (to date). I gave this to Sec yesterday and she has further questions as follow:

- 1) What does this mean? (see green highlighted section)
- 2) How long is that maintained? (see orange highlighted section)
- 3) The red is new info that you provided me that I just added to the email (Secretary has not seen yet)
- 4) Dark blue check is you committed to consult with DND re #s and she agrees

From: Kehoe, Edith
Sent: June 6, 2012 5:37 PM
To: Laplante, Alanna
Subject: Depressed Housing Market

Alanna,

The CF Integrated Relocation Program (CFIRP) provides that in the event of a loss on the sale of a house, the member may apply for home equity assistance.

DND is authorized to reimburse the member for a portion of the loss (up to 80% or \$20K, whichever is less). In order to be compensated the remaining 20% the area must be declared a Depressed Housing Market by TBS.

There are no other provisions within the CFIRP that can be used to compensate the member for the outstanding amount for this loss.

Our additional research with DND shows that with regard to Calgary, there were 51 CF members posted out in 2009. Only four (4) files indicated that a member may have experienced a loss and requested home equity assistance during that year. One of the four was submitted to TBS to determine whether Calgary should be declared a depressed housing market. **The other three cases will be determined by DND in accordance with the Secretary's decision re file 1039770. Once the Secretary declares that location is - or is not - a depressed housing market DND can process other cases directly (assuming they meet the criteria of course). DND will not need to come to us for consideration/approval. This is an efficiency measure.**

For the Medicine Hat area, there were 23 individuals posted out in 2011, but there is no record of any activity beyond the applicant, i.e. no other CF members requesting home equity assistance because of a loss.

In each case the request pertains to a single individual. There may be other cases, however, DND submits the request based on a single relocation because the individual has experienced a "loss". **Although the immediate decision affects only the requesting CF member, once in place the decision will apply to others in similar situations, i.e. who may a loss on the sale of their house from that area/city. The decision with regard to a depressed housing market applies to all cases in that calendar year.** Anyone in the CF in that city, in that year, who experienced a loss and requests reimbursement, would be entitled to the reimbursement once the location is declared a depressed housing market for that year. **There may exceptional circumstances that would lead us to re-examine, for example, if there was a drastic economic or environmental situation that impacts on the housing market.**

We will consult with DND to see if they can give us a better idea about the number of anticipated/actual relocations from both of these locations and for which there may be similar requests forthcoming. **(check) (The numbers provided by DND are already reflected in the above paragraphs.)**

E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)

principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |

Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

Landry, Theresa

From: CAROLE.LAJOIE@forces.gc.ca
Sent: June 22, 2012 2:24 PM
To: Landry, Theresa
Cc: STEVE.LAROUCHE3@forces.gc.ca
Subject: RE: SR and HEA

Thank you Theresa,
Bonne fin de semaine!

Carole Lajoie
Major | major
Director Compensation and Benefits Administration 2 / Relocation - Policy and
Adjudication
Directeur rémunération et avantages sociaux administration 2 / Réinstallation -
Politique et arbitrage
Director General Compensation and Benefits | Directeur général rémunération et
avantages sociaux
National Defence | Défense nationale
Tel | tél (613) 996-9772 Fax | télé (613) 992-7930
carole.lajoie@forces.gc.ca
CFIRP | PRIFC <http://www.cmp-cpm.forces.gc.ca/dgcb-dgras/pd/rel-rei/index-eng.asp>
CBI 208 - Relocation Benefits | DRAS 208 - Prestations de Réinstallation

-----Original Message-----

From: Landry, Theresa [mailto:Theresa.Landry@tbs-sct.gc.ca]
Sent: Friday, 22, June, 2012 12:45 PM
To: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull
Cc: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Subject: RE: SR and HEA

Hi Carole.

We are expecting a response soon as they are in the office of the Secretary as we speak. Depending on the priority, we are expecting a decision very soon.

Theresa Landry
Special Projects Coordinator | Agent de projets spéciaux Compensation and Labour
Relations Sector | Secteur de la rémunération et des relations de travail Office of
the Chief Human Resources Officer | Bureau du dirigeant principal des ressources
humaines Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du
Canada Ottawa, Canada K1A 0R5 Theresa.Landry@tbs-sct.gc.ca Telephone | Téléphone
613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur
613-957-9090 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: CAROLE.LAJOIE@forces.gc.ca [mailto:CAROLE.LAJOIE@forces.gc.ca]
Sent: June 21, 2012 4:02 PM
To: Landry, Theresa
Cc: STEVE.LAROUCHE3@forces.gc.ca
Subject: FW: SR and HEA
Importance: High

Bonjour Mrs Landry,

I'm touching base with you to know when we should expect the Home Equity Assistance (HEA) reviews. I'd like to be able to provide a realistic timeframe when the reviews will be completed - in order to manage current expectations. Don't hesitate to contact me if additional information is required.

Thank you,

Carole Lajoie

Major | major

Director Compensation and Benefits Administration 2 / Relocation - Policy and

Adjudication Directeur rémunération et avantages sociaux administration 2 /

Réinstallation - Politique et arbitrage Director General Compensation and Benefits |

Directeur général rémunération et avantages sociaux National Defence | Défense
nationale

Tel | tél (613) 996-9772 Fax | téléc (613) 992-7930

carole.lajoie@forces.gc.ca

CFIRP | PRIFC <http://www.cmp-cpm.forces.gc.ca/dgcb-dgras/pd/rel-rei/index-eng.asp>

CBI 208 - Relocation Benefits | DRAS 208 - Prestations de Réinstallation

Duplicate

Pages 256 to / à 257

are duplicates

sont des duplicatas

Pages 257 to / à 258

are duplicates

sont des duplicatas

Pages 258 to / à 259

are duplicates

sont des duplicatas

Landry, Theresa

From: Landry, Theresa
Sent: June 22, 2012 11:19 AM
To: Driver, Tanya
Cc: Lukasik, Henryk
Subject: Follow up on HEAP files/memo to Secretary

Hi Tanya.

Just following up on the 4 files we submitted (CIMS 108204, 109810, 108206, and 108205) to the Secretary for decision.

I am getting a lot of pressure from the CF for a response or at least a timeframe as to when to expect the response. I even had a call from their Ombudsman.

We had some questions about these files over a week ago and Edith responded to them so I know they were being reviewed.

Would you have any idea when we could expect a reply?

Thanks so much for your kind assistance.

Theresa Landry

Special Projects Coordinator | Agent de projets spéciaux

Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Theresa.Landry@tbs-sct.gc.ca

Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |

Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

Jones, Leslie

From: Kehoe, Edith
Sent: September 7, 2012 10:40 AM
To: Jones, Leslie
Subject: FW: CIMS # 112582 STARTER DRAFT RDIMS # 1095653 PRES DOCKET FOR HON. TONY CLEMENT' SIGNATURE - BF to ADMO-CLR, JULY 3(Noon)
Attachments: pres_12-112582_R_Chisholm_M_Brauer.PDF.DRF; pres 12-112582 R.Chisholm M.Brauer.PDF

For ATIP file

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: June 26, 2012 8:14 AM
To: Jones, Leslie; Landry, Theresa
Cc: Lukasik, Henryk
Subject: Fw: CIMS # 112582 STARTER DRAFT RDIMS # 1095653 PRES DOCKET FOR HON. TONY CLEMENT' SIGNATURE - BF to ADMO-CLR, JULY 3(Noon)

Pls review and advise me re the enclosed, following which you'll need to draft a reply for the President's signature. Tks. E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directrice principale, Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Telephone | Téléphone 613-957-9678

New phone number as of May 1, 2012 - Nouveau numéro de tél. à partir du 1 mai 2012)

Sent from my BlackBerry Wireless Handheld
Envoyé de mon appareil sans fil Blackberry

07/09/2012

00261

From: CLR Corresp. / RRT Corresp.
Sent: Tuesday, June 26, 2012 07:56 AM
To: Kehoe, Edith
Cc: CLR Corresp. / RRT Corresp.; Lukasik, Henryk
Subject: CIMS # 112582 STARTER DRAFT RDIMS # 1095653 PRES DOCKET FOR HON. TONY CLEMENT'
SIGNATURE - BF to ADMO-CLR, JULY 3(Noon)

Bonjour/hello,

Please find attached a letter received to prepare a response. A CIMS assignment has been made.

<<pres_12-112582_R_Chisholm_M_Brauer.PDF.DRF>> <<pres 12-112582 R.Chisholm M.Brauer.PDF>>

CIMS#12-112582

RDIMS#1095653

BF to ADMO-CLR, July 3 (Noon)

Thank you!

Tanya Driver
Correspondence/Document Control Officer | Agent(e), contrôle de la correspondance et des documents
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Tanya.Driver@tbs-sct.gc.ca

Telephone | Téléphone 613-952-2948 / Facsimile | Télécopieur 613-952-8100 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada



ROBERT CHISHOLM, MP
DARTMOUTH - COLE HARBOUR
Constituency Office

Fax Cover Sheet

To: Hon. Tony Clement, M.P.P.C. Fax #: 613-992-5092

From: Robert Chisholm Date: June 22, 2012

RE: Major Marcus Brauer - Urgent Matter

This page is the first page of 3 pages

MESSAGE

EX-111
Cabinet du président du Conseil du Trésor
Received / Reçu

JUN 23 2012

Robert Chisholm, MP Dartmouth-Cole Harbour
Suite 204, 530 Portland Street, Dartmouth, Nova Scotia B2Y 4V6
902-462-6453 (Office) 902-462-6493 (Fax)
www.robertchisholm.ca



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Robert Chisholm
Member of Parliament / Député
Dartmouth—Cole Harbour / Dartmouth—Cole Harbour



RDIMS #
SGDDI # 1095653

Sector	<u>CLR</u>
Secteur	
No de contrôle	<u>12-112582</u>
Control number	
JUN 25 2012	
RECU - RECEIVED MOUJUM CONSEIL DU TRÉSOR TREASURY BOARD	

22 June 2012

JULY 6
BF DATE/ÉCHÉANCE

Hon. Tony Clement, M.P. P.C.
President of the Treasury Board
House of Commons
Ottawa, ON, K1A 0A6

CC: OCHRO
SCMA

Dear Minister Clement;

RE: Request for Assistance for Major Marcus Brauer, 25 Wheatstone Heights, Dartmouth, NS

I am writing to request your intervention in this important matter. I am told that this file is currently with a member of your staff at the Treasury Board of Canada awaiting final decision, and has been for the past 8 months. The situation facing this military family is dire and we need a decision from your department as soon as possible. Depending on the decision we will be able to decide how to proceed. With each passing day, the delay is heaping further hardships on this family.

I met with Major Marcus Brauer, a resident of Dartmouth, regarding the Home Equity Assistance Program. Major Brauer tells me that he has reached an impasse with the Canadian Forces and the Treasury Board.

Let me take a minute of your time to describe to you what has happened. There is other information that you may have access to. If not, we would be happy to provide it along with a decision of the Chief of Defence Staff, in support of Major Brauer's position.

Major Brauer tells me that his family of 7 (5 children all under the age of 11) were posted from Edmonton, Alberta to Dartmouth, Nova Scotia in July 2010. In order to move to the Nova Scotia posting, they suffered a personal loss of \$73,000 (above reimbursements of \$15,000.). The Canadian Forces

Ottawa
Room 709
Justice Building
Ottawa, Ontario
K1A 0A6
Tel.: 613-995-9378
Fax.: 613-995-9379

Constituency
530 Portland Street
Suite 204
Dartmouth, Nova Scotia
B2Y 4V6
Tel.: 902-462-6453
Fax.: 902-462-6493

Ottawa
Pièce 709
Édifice de la Justice
Ottawa (Ontario)
K1A 0A6
Tel.: 613-995-9378
Télé.: 613-995-9379

Circonscription
530, rue Portland
Bureau 204
Dartmouth (NE)
B2Y 4V6
Tél.: 902-462-6453
Télé.: 902-462-6493

Robert.Chisholm@parl.gc.ca



Hon. Tony Clement
President of the Treasury Board
22 June 2012
Page Two

Integrated Relocation Program, managed by CF, is based on a Treasury Board Secretariat directive. I am told that within this policy, there is scope to provide 100% reimbursement of equity loss. However Treasury Board has decreed that there are no depressed markets in Canada and therefore have denied his application. I have learned that the Canadian Forces indicates this issue must be addressed with Treasury Board and not through the Canadian Forces Grievance process (as they could not affect any changes).

Your records will show that Major Brauer submitted his application for Home Equity Assistance on May 10, 2010. I understand that his application meets all the criteria set out in Section 8.2 Sale of Principal Residence AP5 2009 A-PP-005-IRP-AG-001. As mentioned above, Major Brauer is still waiting for a final decision from the Treasury Board, as to whether he will be reimbursed.

Major Brauer described the financial consequences of this posting, and I have to say they are shocking. The loss of equity from the sale of his Edmonton home in a depressed market, resulting in a larger mortgage and CMHC insurance for his home here in Dartmouth, has left this family stretched to their financial and personal limits. They have exhausted their savings, sold family heirlooms and are living on a shoe string budget. Accessing much needed community support has been difficult for the Major, his wife and children, but this has become a necessity.

Every effort should be made to help this military family. This issue at hand needs to be resolved immediately. Major Brauer needs to know if his application for Home Equity Assistance will be finalized in his favour. He needs the decision of the Treasury Board now.

I would appreciate you reviewing this matter as soon as possible. Please consider how delaying your department's decision has already impacted the quality of life for Major Brauer and his family.

I look forward to hearing from you at your earliest convenience.

Sincerely,



Robert Chisholm, MP
Dartmouth-Cole Harbour

c. Peter McKay, Minister of National Defence

c. Major Marcus Brauer

RC/kwcep232

Jones, Leslie

From: Kehoe, Edith
Sent: September 7, 2012 10:40 AM
To: Jones, Leslie
Subject: FW: Depressed Housing Markets

For ATIP file

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement |
Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation
patronale-syndicale Compensation and Labour Relations | Rémunération et relations de
travail Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du
Canada Ottawa, Canada K1A 0R5 Edith.Kehoe@tbs-sct.gc.ca Telephone | Téléphone
613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur
613-957-9090 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: Kehoe, Edith
Sent: June 26, 2012 3:08 PM
To: Jones, Leslie; Landry, Theresa
Subject: Depressed Housing Markets

Please do not take any action on the four dockets until we receive clarification from the Secretary's office. There is some confusion about the decision, which I'm trying to clear up. It will take a few days.

Tks. E.

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement | Directrice
principale, Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail Treasury
Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada Ottawa,
Canada K1A 0R5 Telephone | Téléphone 613-957-9678

New phone number as of May 1, 2012 - Nouveau numéro de tél. à partir du 1 mai 2012)

Sent from my BlackBerry Wireless Handheld Envoyé de mon appareil sans fil Blackberry

Jones, Leslie

From: Kehoe, Edith
Sent: September 7, 2012 10:40 AM
To: Jones, Leslie
Subject: FW: FW: Depressed Housing Markets - Clarification Needed

For ATIP file

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Télécopieur 613-957-9090
Government of Canada | Gouvernement du Canada

 Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada



Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: June 26, 2012 6:38 PM
To: Jones, Leslie; Landry, Theresa
Subject: Fw: FW: Depressed Housing Markets - Clarification Needed

Let's do this first thing please. Tks. E

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directrice principale, Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Telephone | Téléphone 613-957-9678

New phone number as of May 1, 2012 - Nouveau numéro de tél. à partir du 1 mai 2012)

Sent from my BlackBerry Wireless Handheld
Envoyé de mon appareil sans fil Blackberry

From: Kehoe, Edith
Sent: Tuesday, June 26, 2012 06:37 PM
To: Laplante, Alanna
Cc: Smith-Dakin, Judie
Subject: Re: FW: Depressed Housing Markets - Clarification Needed

07/09/2012

00267

Will do it first thing tomorrow. Thanks.

E

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directrice principale, Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Telephone | Téléphone 613-957-9678

New phone number as of May 1, 2012 - Nouveau numéro de tél. à partir du 1 mai 2012)

Sent from my BlackBerry Wireless Handheld

Envoyé de mon appareil sans fil Blackberry

From: Laplante, Alanna

Sent: Tuesday, June 26, 2012 06:32 PM

To: Kehoe, Edith

Cc: Smith-Dakin, Judie

Subject: FW: FW: Depressed Housing Markets - Clarification Needed

Hi Edith: Secretary is suggesting you resubmit the memos with a more specific ie appropriately worded recommendation and approval.

From: Kehoe, Edith

Sent: June 26, 2012 4:08 PM

To: Laplante, Alanna

Cc: Lukasik, Henryk; Landry, Theresa; Jones, Leslie

Subject: Depressed Housing Markets - Clarification Needed

Alanna,

The Secretary recently signed off on four memos with regard to designations of depressed housing markets in the context of home equity assistance for relocating Canadian Forces (CF) personnel. Unfortunately, due to a badly constructed memo, it is unclear whether the Secretary has agreed with CLR's recommendations or with the request submitted by DND.

The summary portion of each of the four memos says something along the lines of "it is recommended that do not approve this request". Each memo concludes with a recommendation, which is written in the negative, i.e. that city XXX "not be declared as a depressed housing market area for CF personnel subject to relocation." In each case, the Secretary has checked off the box "I approve". As a result there is some confusion whether she agrees with CLR's recommendation or with the CF's request for designation of a depressed housing market.

The designation of a depressed housing market is important because it determines whether or

07/09/2012

00268

not a member will receive additional compensation if the home was sold at a loss. The Secretary's decision will factor into the assessment of other cases where members may be seeking to recover 100% of their home equity under the Home Equity Assistance Program. In the circumstances it's important to ensure that we have correctly interpreted the Secretary's decision.

It was only on reviewing the signed memos that we realized that they are badly constructed and lead to confusion. The use of the negative in the recommendation and the affirmative in the check-off box could be interpreted to mean that the Secretary does not agree with the recommendation. In the circumstances I believe it best to confirm the decisions.

If the Secretary agrees with CLR's recommendations, i.e. that none of the four cities in question are designated depressed housing markets, she could place a tick mark in the "No" box and we will retain a signed copy of this message on file.

CIMS 10826 – Calgary, Alberta is declared a depressed housing market area for CF personnel subject to relocation Yes No

CIMS 109810 – Edmonton, Albert is declared a depressed housing market area for CF personnel subject to relocation Yes No

CIMS 108205 – Medicine Hat, Alberta is declared a depressed housing market area for CF personnel subject to relocation Yes No

CIMS 108204 – Bon Accord, Alberta is declared a depressed housing market area for CF personnel subject to relocation Yes No

If the Secretary prefers that these four memos be revised to be clearer, please let me know and we'll do so immediately.

We will ensure that any future requests are unambiguous.

Tks, E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada


From: Kehoe, Edith
Sent: September 7, 2012 9:59 AM
To: Jones, Leslie
Subject: FW: Chisholm - Brauer CF Letter

Importance: High

Attachments: Major Brauer letter (3).doc; Major Brauer letter.doc

For the ATIP file

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au
Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada

 Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada



Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Jones, Leslie
Sent: June 29, 2012 10:38 AM
To: Kehoe, Edith
Subject: FW: Chisholm - Brauer CF Letter
Importance: High

Edith,

I reworked the draft a bit as we discussed this morning. In addition to adding a sentence about the decision having been made, I also tightened up a bit of the language throughout the document. For example, I tried to separate the date of the submission from the date of the actual sale to make sure that was clear. I added a bit explaining the two tiers of HEA as well. That could go if you think it's getting too far into the weeds for the purposes of MPs.

Cheers,

Les

L.S.C. (Les) Jones

Senior Policy Analyst | Analyste principal en politiques
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Leslie.Jones@tbs-sct.gc.ca
Telephone | Téléphone 613-941-4608 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Major Brauer letter
(3).doc (3...

From: Kehoe, Edith
Sent: June 29, 2012 8:41 AM
To: Jones, Leslie
Subject: FW: Chisholm - Brauer CF Letter
Importance: High

Good morning,

Yesterday the Secretary's office asked to see a draft of the reply to MP Chisholm re depressed housing market. Theresa drafted the enclosed which, as you can see, I shared with the Secretary's office. Stay tuned for possible comments/suggestions re changes.

E.

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au
Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Télécopieur
613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: June 28, 2012 6:37 PM
To: Laplante, Alanna
Subject: Chisholm - Brauer CF Letter
Importance: High

Alanna,

Here is a very preliminary, first draft of the letter for the President re the Brauer situation, i.e. the CF member who wants Bon Accord (Edmonton) to be declared a depressed housing market. Our deadline isn't until next week and my relo expert isn't here today, but I think that this covers the essence of what we should be saying.

BTW, I had a look at the files that we recently sent up. It strikes me that there is a pattern whereby individuals bought homes in the Edmonton area and sold at losses of more than 20%. I really have to wonder what kind of support/counselling DND provides to individuals when they move to cities that are experiencing inflated real estate markets. It seems to me that it would be in everyone's interests for the members to rent instead of buy. It would certainly save them - and us - a lot of money.

E.



Major Brauer
letter.doc (23 KB...

00271

Mr. Robert Chisholm, MP
Dartmouth-Cole Harbour
530 Portland Street, Suite 204
Dartmouth, NS
B2Y 4V6

Dear Mr. Chisholm;

Re: Request for Assistance for Major Marcus Brauer, 25 Wheatstone Heights,
Dartmouth, NS

Thank you giving me the opportunity to address your concerns with respect to your constituent, Major Marcus Brauer. I too am very concerned with the length of time it has taken to arrive at a decision but note that a decision was made on June 22, 21012 and is in the process of being communicated to him through the Canadian Forces (CF).

The central issue in this case is the designation of Bon Accord, Alberta as a “depressed market” for the purpose of reimbursing CF members under the Home Equity Assistance provisions of the Canadian Forces Integrated Relocation Program. Home Equity Assistance is meant to assist CF members who lose money of the sale of their home on posting. The Home Equity benefit is designed to meet two distinctly different circumstances. The first level provides relief up to 80% of a member’s loss up to a maximum of \$15,000 from the core envelope and additional funds as available from the other envelopes. Major Brauer has received this assistance. The second level is intended to assist members who are relocating out of areas/locations with severely depressed housing markets. In that instance CF members may be reimbursed up to 100% of their loss. The decision to designate a market as “depressed” rests with Treasury Board and is reserved for areas where the housing market has declined by 20% or more.

In their submission of October 2011, the CF requested that Treasury Board Secretariat consider Bon Accord (a part of the greater Edmonton area), Alberta for designation as a depressed housing market at the time of Major Brauer’s sale in 2010. The designation of Bon Accord as a depressed housing market would authorize the CF to reimburse Major Brauer up to 100% of the loss on the sale of the home. In Major Brauer’s case this would be the difference between the amounts he has already been reimbursed and the total amount that he lost. The designation of Bon Accord as a depressed market would also create an entitlement for any other CF member that sold their home at a loss in that market in 2010.

Designating an area to be a depressed housing market is a matter that is taken very seriously because of the implications, both for the CF member and in terms of the potential economic impact. Each case is considered carefully and includes a complete analysis of all the data for the period in question, including economic indicators such as employment statistics and housing starts. In this case, a careful analysis indicates that the economy in the Bon Accord area in 2010 was stable. The housing market had adjusted

from an inflated situation to a more stable, balanced market and falls short of the 20% threshold necessary to be designated as depressed.

Although it is unfortunate that Major Brauer lost more than 20% on the sale of his home, it can be attributed to an adjustment to an inflated real estate market. Based on the data analysis, I am confident that the area of Bon Accord in was not a depressed housing market at the time of the sale.

Please be assured that the government is committed to supporting our CF members and continuing our efforts to manage the public purse in a responsible fashion that fully respects tax payer's dollars.

Again, thank you for writing.

Yours sincerely,

Jones, Leslie

From: Kehoe, Edith
Sent: September 7, 2012 10:39 AM
To: Jones, Leslie
Subject: FW: Major Brauer letter (3)

Attachments: Major Brauer letter (3).doc

For ATIP file

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)
principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |
Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: June 29, 2012 12:33 PM
To: Jones, Leslie
Subject: Major Brauer letter (3)

My comments and suggestions.

Tks, E.



Major Brauer letter
(3).doc (2...

Mr. Robert Chisholm, MP
Dartmouth-Cole Harbour
530 Portland Street, Suite 204
Dartmouth, NS
B2Y 4V6

Dear Mr. Chisholm;

Re: Request for Assistance for Major Marcus Brauer, 25 Wheatstone Heights,
Dartmouth, NS

Thank you giving me the opportunity to address your concerns with respect to your constituent, Major Marcus Brauer. I too am concerned with the length of time it has taken to arrive at a decision but note that one was made on June 22, 2012 and is in the process of being communicated to him through the Canadian Forces (CF).

Deleted: very

Deleted: a decision

Deleted: 1

The central issue in this case is the designation of Bon Accord (a part of the greater Edmonton area), Alberta as a "depressed market" for the purpose of reimbursing CF members under the Home Equity Assistance provisions of the Canadian Forces Integrated Relocation Program. Home Equity Assistance is meant to assist CF members who lose money on the sale of their home on posting. The Home Equity benefit is designed to meet two distinctly different circumstances. The first level provides relief up to 80% of a member's loss up to a maximum of \$15,000 from the core envelope and additional funds as available from the other envelopes. Major Brauer has received this assistance. The second level is intended to assist members who are relocating out of areas/locations with severely depressed housing markets. In that instance CF members may be reimbursed up to 100% of their loss. The decision to designate a market as "depressed" rests with Treasury Board and is reserved for areas where the housing market has declined by 20% or more.

Deleted: f

In their submission of October 2011, the CF requested that Treasury Board Secretariat consider Bon Accord for designation as a depressed housing market at the time of Major Brauer's sale in 2010. This would authorize the CF to reimburse Major Brauer up to 100% of the loss on the sale of the home, namely the difference between the amount already paid and the total amount lost. The designation of Bon Accord as a depressed market would also create an entitlement for any other CF member that sold their home at a loss in that market in 2010.

Comment [EK1]: Les, I find this section complicated. I like the idea of saying that Maj Brauer has already received some compensation, but don't really see the value of this level of detail. Furthermore, there is a fine balance between responding to the inquiry and privacy. I'm not sure if we can/should get into detail about the amount that has already been reimbursed.

Deleted: (a part of the greater Edmonton area), Alberta

Deleted: e designation of Bon Accord as a depressed housing market

Deleted: . In Major Brauer's case this would be

Deleted: s he has already been reimbursed

Deleted: that he

Designating an area to be a depressed housing market is a matter that is taken very seriously because of the implications, both for the CF member and in terms of the potential economic impact. Each case is considered carefully and includes a complete analysis of all the data for the period in question, including economic indicators such as employment statistics and housing starts. In this case, a careful analysis indicates that the economy in the Bon Accord area in 2010 was stable. The housing market had adjusted

from an inflated situation to a more stable, balanced market and falls short of the 20% threshold necessary to be designated as depressed.

Although it is unfortunate that Major Brauer lost more than 20% on the sale of his home, it can be attributed to an adjustment to an inflated real estate market. Based on the data analysis, I am confident that the area of Bon Accord was not a depressed housing market at the time of the sale.

Deleted: in

Please be assured that the government is committed to supporting our CF members and continuing our efforts to manage the public purse in a responsible fashion that fully respects tax payer dollars.

Deleted: 's

Again, thank you for writing.

Comment [EK2]: Is this from the starter letter? Seems very informal to me.

Yours sincerely,

Jones, Leslie

From: Kehoe, Edith
Sent: September 7, 2012 9:58 AM
To: Jones, Leslie
Subject: FW: Chisholm - Brauer CF Letter
Attachments: Major Brauer Letter v 5.doc

For the ATIP file

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au
Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Jones, Leslie
Sent: July 3, 2012 10:04 AM
To: Kehoe, Edith
Subject: RE: Chisholm - Brauer CF Letter

Edith,

Attached is my latest version of the letter. I think you had some more comments but I haven't received them. I had some difficulty with the file so I've saved a completely new version. Hopefully this will work better. I have no doubt it will still require a little tweaking.

Cheers,

Les

L.S.C. (Les) Jones
Senior Policy Analyst | Analyste principal en politiques
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Leslie.Jones@tbs-sct.gc.ca
Telephone | Téléphone 613-941-4608 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada

07/09/2012

00277

From: Kehoe, Edith
Sent: June 29, 2012 7:45 PM
To: Jones, Leslie
Cc: Smith-Dakin, Judie
Subject: Fw: Chisholm - Brauer CF Letter
Importance: High

Les,

We were definitely on the right track with the changes we worked on today! Please see the Secretary's comments below. A few small adjustments on Tuesday and we'll be good to go. :)

Tks. E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directrice principale, Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Telephone | Téléphone 613-957-9678

New phone number as of May 1, 2012 - Nouveau numéro de tél. à partir du 1 mai 2012)

Sent from my BlackBerry Wireless Handheld
Envoyé de mon appareil sans fil Blackberry

From: d'Auray, Michelle
Sent: Friday, June 29, 2012 07:40 PM
To: Smith-Dakin, Judie
Cc: Kehoe, Edith
Subject: FW: Chisholm - Brauer CF Letter

Judie, as discussed. I had asked to see the letter before it gets sent to the PO for signature. I am ok with this, but would suggest that we describe more fully the indicators and process (fact and evidence based) to assess the market, rather than the specific case. Although the individual case triggers the assessment, the decision is broader since it affects the entire market. Finally, I would also mention in the letter (as Edith does in her email) that CF members make their decisions to buy or rent in full knowledge of the benefits and risks of each option. And that often, in markets where there are fluctuations, renting is a practical option.

Michelle d'Auray
Secretary of the Treasury Board of Canada | Secrétaire du Conseil du Trésor du Canada
Office of the Secretary of the Treasury Board of Canada | Cabinet du Secrétaire du Conseil du Trésor du Canada
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Michelle.dAuray@tbs-sct.gc.ca
Telephone | Téléphone 613-952-1777 / Facsimile | Télécopieur 613-952-6596 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Laplante, Alanna
Sent: 28 juin 2012 21:13
To: d'Auray, Michelle
Subject: Fw: Chisholm - Brauer CF Letter
Importance: High

This email is in reponse to your question re: a ltr to the President. You asked if it was one of the memos from CLR re depressed markets and yes it was. She Edith's draft response

Duplicate

Mr. Robert Chisholm, MP
Dartmouth-Cole Harbour
530 Portland Street, Suite 204
Dartmouth, NS
B2Y 4V6

Dear Mr. Chisholm;

Re: Request for Assistance for Major Marcus Brauer, 25 Wheatstone Heights,
Dartmouth, NS

Thank you giving me the opportunity to address your concerns with respect to your constituent, Major Marcus Brauer. I too am concerned with the length of time it has taken to arrive at a decision but note that one was made on June 22, 2012 and is in the process of being communicated to him through the Canadian Forces (CF).

The central issue in this case is the designation of Bon Accord (a part of the greater Edmonton area), Alberta as a "depressed market" for the purpose of reimbursing CF members under the Home Equity Assistance provisions of the Canadian Forces Integrated Relocation Program. Home Equity Assistance is meant to assist CF members who lose money on the sale of their home on posting. In most circumstances, where normal market adjustments cause a member to lose money on the sale of their home, the program reimburses 80% of a member's loss up to a maximum of \$15,000 from the core envelope and additional funds as available from the other envelopes. Major Brauer has received assistance under this section of the program. In cases where there is a severely depressed housing market, usually the product of an industry closure or other significant negative economic development, CF members may be reimbursed up to 100% of their loss. The decision to designate a market as "depressed" rests with Treasury Board and is reserved for areas where the housing market has declined by 20% or more.

In their submission of October 2011, the CF requested that Treasury Board Secretariat consider Bon Accord for designation as a depressed housing market at the time of Major Brauer's sale in 2010. This would authorize the CF to reimburse Major Brauer up to 100% of the loss on the sale of the home, namely the difference between the amount already paid and the total amount lost. The designation of Bon Accord as a depressed market would also create an entitlement for any other CF member that sold their home at a loss in that market in 2010.

Designating an area to be a depressed housing market is a matter that is taken very seriously because of the implications, both for the CF member and in terms of the potential economic impact. While an individual case may trigger the review of a market, the decision to designate a market as depressed is based on an analysis of the market as a whole. Each case is considered carefully and includes a complete analysis of all the data for the period in question, including economic indicators such as employment statistics and housing starts. In this case, a careful analysis indicates that the economy in the Bon

Accord area in 2010 was stable. The housing market had adjusted from an inflated situation to a more stable, balanced market and falls short of the 20% threshold necessary to be designated as depressed.

The government recognizes that the frequent moves imposed upon members of the CF as part and parcel of their military service make real estate investments a riskier proposition. In some instances, it may be wiser to rent than buy. In any case, I believe the current policy allows CF members a variety of choices to manage the risks associated with being posted into an area for a relatively short period of time.

Although it is unfortunate that Major Brauer lost more than 20% on the sale of his home, it can be attributed to an adjustment to an inflated real estate market. Based on the data analysis, I am confident that the area of Bon Accord was not a depressed housing market at the time of the sale.

Thank you again for bringing this matter to my attention and permitting me to respond to your concerns. Please be assured that the government is committed to supporting our CF members and continuing our efforts to manage the public purse in a responsible fashion that fully respects tax payer dollars.

Yours sincerely,

Mr. Robert Chisholm, MP
Dartmouth-Cole Harbour
530 Portland Street, Suite 204
Dartmouth, NS
B2Y 4V6

Dear Mr. Chisholm;

Re: Request for Assistance for Major Marcus Brauer, 25 Wheatstone Heights,
Dartmouth, NS

Thank you for bringing this issue forward, I have noted your comments.

The assistance that is being sought is approval for the Home Equity Assistance Program for Members of the Canadian Forces (CF). This program is meant to assist CF members who are involved in relocating out of areas/locations with severely depressed housing markets. The approval grants assistance to cover 100% of the loss in areas that suffered in excess of 20% decline in the housing market.

The CF requested that Treasury Board Secretariat consider Bon Accord (a part of the greater Edmonton area), Alberta for designation as a depressed housing market at the date of submission in 2010. The designation of Bon Accord as a depressed housing market would authorize the CF to reimburse Major Brauer, and potentially other CF members, up to 100% of the loss on the sale of the home.

Designating an area to be a depressed housing market is a matter that is taken very seriously because of the implications, both for the CF member and in terms of the potential economic impact. Each case is considered carefully and includes a complete analysis of all the data for the period in question, including economic indicators such as employment statistics and housing starts, indicates that the economy in the Bon Accord area in 2010 was stable. The housing market had adjusted from an inflated situation to a more stable, balanced market and falls short of the 20% threshold necessary to be designated as depressed.

Although it is unfortunate that Major Brauer lost more than 20% on the sale of his home, it can be attributed to an inflated real estate market. Based on the data analysis, I am confident that the area of Bon Accord in was not a depressed housing market at the time of the sale.

Please be assured that the government is committed to supporting our CF members and continuing our efforts to manage the public purse in a responsible fashion that fully respects tax payer's dollars.

Again, thank you for writing.

Yours sincerely,

Jones, Leslie

From: Kehoe, Edith
Sent: July 3, 2012 10:46 AM
To: Jones, Leslie; Landry, Theresa
Cc: Singh, Ram
Subject: TBSSCT-#1095653-v1-12-112582__Robert_Chisholm__the_reimbursement_of_equity_loss_under_the_Integrated_Relocation_Program

Attachments: TBSSCT-#1095653-v1-12-112582__Robert_Chisholm__the_reimbursement_of_equity_loss_under_the_Integrated_Relocation_Program.DOC

FYI,

Here is the final that I'm sending up.

Tks for your help on this one.

E



TBSSCT-#1095653-
v1-12-112582__...

Mr. Robert Chisholm, M.P.
Dartmouth – Cole Harbour
Justice Building, Room 709
Ottawa, Ontario
K1A 0A6

Dear Mr. Chisholm:

Thank you for your letter, dated June 22, 2012, regarding the reimbursement of equity loss under the Integrated Relocation Program. I have noted your comments.

I appreciate having the opportunity to address your concerns with respect to your constituent, Major Marcus Brauer. I too am concerned with the length of time it has taken to arrive at a decision but note that one was made on June 22, 2012 and is in the process of being communicated to him through the Canadian Forces (CF).

The central issue in this case is the designation of Bon Accord (a part of the greater Edmonton area), Alberta as a “depressed market” for the purpose of reimbursing CF members under the Home Equity Assistance provisions of the Canadian Forces Integrated Relocation Program. Home Equity Assistance is meant to assist CF members who lose money on the sale of their home on posting. In most circumstances, where normal market adjustments cause a member to lose money on the sale of their home, the program reimburses 80% of a member’s loss up to a maximum of \$15,000 from the core envelope and additional funds as available from the other envelopes. Major Brauer has received assistance under this section of the program. In cases where there is a severely depressed housing market, usually the product of an industry closure or other significant negative economic development, CF members may be reimbursed up to 100% of their loss. The decision to designate a market as “depressed” rests with Treasury Board and is reserved for areas where the housing market has declined by 20% or more.

In their submission of October 2011, the CF requested that Treasury Board Secretariat consider Bon Accord for designation as a depressed housing market at the time of Major Brauer’s sale in 2010. This would authorize the CF to reimburse Major Brauer up to 100% of the loss on the sale of the home, namely the difference between the amount already paid and the total amount lost. The

designation of Bon Accord as a depressed market would also create an entitlement for any other CF member that sold their home at a loss in that market in 2010.

Designating an area to be a depressed housing market is a matter that is taken very seriously because of the implications, both for the CF member and in terms of the potential economic impact. While an individual case may trigger the review, the decision to designate a market as depressed is based on an analysis of the real estate market in that community as a whole. Each case is considered carefully and includes a complete study of all the data for the period in question, including economic indicators such as employment statistics and housing starts. In this case, a careful analysis indicates that the economy in the Bon Accord area in 2010 was stable. The housing market had adjusted from an inflated situation to a more stable, balanced market and falls short of the 20% threshold necessary to be designated as depressed.

The government recognizes that the frequent moves imposed upon members of the CF as part and parcel of their military service make real estate investments a riskier proposition. In some instances, it may be wiser to rent than buy as a means to manage the risks associated with being posted into an area for a relatively short period of time.

Although it is unfortunate that Major Brauer lost more than 20% on the sale of his home, it can be attributed to an adjustment to an inflated real estate market. Based on the data analysis, I am confident that the area of Bon Accord was not a depressed housing market at the time of the sale.

Please be assured that the government is committed to supporting our CF members and continuing our efforts to manage the public purse in a responsible fashion that fully respects tax payer dollars.

Again, thank you for writing.

Yours sincerely,

The Honourable Tony Clement, P.C., M.P.

Jones, Leslie

From: Singh, Ram
Sent: July 4, 2012 11:23 AM
To: Kehoe, Edith; Jones, Leslie
Subject: RE: HEA Definitions

Fine by me

D. Ram Singh
 Senior Policy and Program Analyst | Conseiller Principal en politiques et programmes
 Program Authority Integrated Relocation Program | Responsable du Programme de réinstallation intégrée
 Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
 Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
 Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
 Ottawa, Canada K1A 0R5
 Ram.Singh@tbs-sct.gc.ca
 Telephone | Téléphone 613-957-9139 / Facsimile | Télécopieur 613-952-3002 / Teletypewriter | Téléimprimeur
 613-957-9090
 Government of Canada | Gouvernement du Canada

 Treasury Board of Canada
 Secretariat

Secrétariat du Conseil du Trésor
 du Canada



Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith
Sent: July 4, 2012 11:20 AM
To: Singh, Ram; Jones, Leslie
Subject: RE: HEA Definitions

Steve,
 Before I send this to Steve, do either of you have any concerns with the following?

Steve,

As discussed, for purposes of designating a depressed market area, i.e. community in the CF IRP, we consider the census metropolitan area or single-tier municipality (if applicable). A census metropolitan area, which is established by Statistics Canada, is an area consisting of one or more neighbouring municipalities situated around a major urban core. Single-tier municipalities are a product of the amalgamation of several smaller municipal governments into a single administration (e.g. City of Ottawa, which used to be the Regional Municipality of Ottawa-Carleton).

With regard to Edmonton, for example, this includes Fort Saskatchewan, Leduc, St. Albert, Spruce Grove, Strathcona County, Sherwood Park, Beaumont, Bon Accord, Bruderheim, Calmar, Devon, Gibbons, Legal, Morinville, Redwater, Stony Plain, Spring Lake, Thorsby, Wabamun, and Warburg, etc. Consequently, a decision about a depressed housing market in relation to Edmonton would apply equally to each of these subdivisions.

(By the way, according to Bon Accord's website, it is a bedroom community of Edmonton.)

I trust that this helps.

E.

23/08/2012

00287

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: STEVE.LAROUCHE3@forces.gc.ca [mailto:STEVE.LAROUCHE3@forces.gc.ca]

Sent: July 4, 2012 9:14 AM

To: Kehoe, Edith

Cc: Landry, Theresa; Jones, Leslie; Singh, Ram; CAROLE.LAJOIE@forces.gc.ca

Subject: FW: HEA Definitions

Edith, could the below specific point from our COS be clarified. Basically, are small communities around Edmonton such as the Bon Accord considered on their sole merit or as part of the greater Edmonton area?

This answer may also permit us to better evaluate if a case should be submitted, or if a previous adjudication is inclusive.

Steve Larouche

Lieutenant-Colonel | Lieutenant Colonel

Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration

Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux

National Defence | Défense nationale

101 Col By Dr | 101 Prom. Col By

Ottawa ON Canada K1A 0K2

steve.larouche3@forces.gc.ca

Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220

Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877

Government of Canada | Gouvernement du Canada

From: Gash LCol KM@CMP DGCB@Ottawa-Hull

Sent: Wednesday, 4, July, 2012 08:47 AM

To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull

Cc: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull; Bisson Cmdre L@CMP DGCB@Ottawa-Hull

Subject: RE: HEA Definitions

Steve,

This still does not define "community". Further to DGCFGA, I'm getting the same question now from the Ombudsman's office and the Grievance Board wrt community. What's provided below doesn't help me explain

23/08/2012

00288

any further than it did before.

For example all the files being staffed for Edmonton are wrt small communities such as Bon Accord, Fort Saskatchewan, Morinville, etc. Are they included in the "Greater Edmonton" area. What defines a "greater area". According to the definition below, its one or the other : "...census metropolitan area *or* single-tier municipality..." This doesn't give DGCFGA or CFGB any further clarification in order to advise the CDS.

Your thoughts?

Kelly
 LCol KM Gash
 DGCB COS/DGRAS CEM
 996-0352

From: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Sent: Tuesday, 3, July, 2012 15:31 PM
To: Gash LCol KM@CMP DGCB@Ottawa-Hull
Cc: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull; Bisson Cmdre L@CMP DGCB@Ottawa-Hull
Subject: Fw: HEA Definitions

Kelly, as requested...

Sent from my wireless handheld device / Transmis de mon appareil portable

From: Kehoe, Edith <Edith.Kehoe@tbs-sct.gc.ca>
To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Cc: Landry, Theresa <Theresa.Landry@tbs-sct.gc.ca>; Jones, Leslie <Leslie.Jones@tbs-sct.gc.ca>; Singh, Ram <Ram.Singh@tbs-sct.gc.ca>
Sent: Tue Jul 03 14:55:56 2012
Subject: RE: HEA Definitions

Thank you for your e-mail of June 20, 2012 in which you requested information about the home equity assistance for members of the Canadian Forces (CF).

As you are aware the Treasury Board of Canada approved an assistance program for CF members to alleviate the financial loss incurred when the principal residence at origin is sold at a price lower than the original purchase price. The final computation is derived from calculating the loss divided by the original purchase price to identify the amount of percentile loss.

The intent is to assist members involved in relocating out of areas with severely depressed housing markets, which are not to be confused with local housing markets adjusting from hyper-inflation in housing prices. Designating an area to be a depressed housing market is a matter that is taken very seriously because of the implications, both for the member and in terms of the potential economic impact. While an individual case may trigger the review, the decision to designate a market as depressed is based on an analysis of the real estate market in that community as a whole. Assistance is not determined based on properties competitively priced in a street or a block, but rather by looking at a census metropolitan area or single-tier municipality, for example the City of Ottawa vs. Orleans or the Greater Toronto Area as opposed to Scarborough.

The CF is responsible for applying its relocation policy for home equity assistance first. If the CF's analysis indicates a home sale decline in excess of 20%, the

23/08/2012

00289

entire file is submitted to Treasury Board of Canada Secretariat which, as the Program Authority, conducts its analysis based on material provided by the transferring member and the CF, which must request a review and declaration of a depressed market area.

An objective analysis for evidence of a market decline of the area is conducted by gathering, reviewing and analyzing local economic reports, publications and material provided by the CF (and the transferee) from agencies such as

- Statistics Canada,
- other economic agencies and industry publications,
- Chamber of Commerce publications,
- local municipal/provincial publications,
- local newspaper articles
- the geographic location,
- the local economic state; i.e. the local circumstances affecting the surrounding areas such as:
 - ♣ mill closures, mine closures, industry shut-downs,
 - ♣ unemployment rate, school closures,
 - ♣ environmental or parasitic issues affecting properties, etc.

We ask that individual claims be labelled with a table of contents and include:

- a realtor/broker report expressing an objective professional opinion of the overall market decline in the region;
- a listing of comparable sales (similar homes) sold within the past year;
- a listing of the number of sales previous over two (2) years (inclusive of year-to-date) in the various price ranges and an indication of their listing history (e.g. number of days on listing);
- a listing of properties in various price ranges along with their listing history;
- a listing of the number of foreclosures within the aforementioned period above
- an indication of current vacancy rates, and similar information from previous years.
- all pertinent information with respect to the purchase of said property;
 - ♣ original purchase agreement
 - ♣ a listing with cost of all improvements;
 - ♣ the appraised value when originally purchased;
 - ♣ any and all property assessments since purchase;
 - ♣ original receipts for properties constructed, not bought;
- all capital improvements must be supported by original receipts only
- an appraisal report on the condition of the property that may have an effect in the eventual final sale price..

I trust that this helps in having a better understanding on how we conduct our analysis prior to issuing a recommendation on depressed market declaration. If you would like to discuss further, please don't hesitate to let me know.

E.

Edith Kehoe
 Senior Director, National Joint Council Support and Union Engagement | Directeur
 (trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-
 syndicale
 Compensation and Labour Relations | Rémunération et relations de travail
 Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
 Ottawa, Canada K1A 0R5
 Edith.Kehoe@tbs-sct.gc.ca
 Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 /
 Teletypewriter | Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada

-----Original Message-----

From: STEVE.LAROUCHE3@forces.gc.ca [mailto:STEVE.LAROUCHE3@forces.gc.ca]
 Sent: June 20, 2012 9:20 AM
 To: Landry, Theresa
 Subject: FW: HEA Definitions

Theresa, could you please provide me with the clarifications requested below? Thanks!

Steve Larouche
 Lieutenant-Colonel | Lieutenant Colonel
 Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration
 Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux
 National Defence | Défense nationale
 101 Col By Dr | 101 Prom. Col By
 Ottawa ON Canada K1A 0K2
 steve.larouche3@forces.gc.ca <mailto:vayl.caldwell@forces.gc.ca>
 Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220
 Teletypewriter (National Defence) | Télécopieur (Défense nationale) 1-800-467-9877
 Government of Canada | Gouvernement du Canada

>
 > From: Gash LCol KM@CMP DGCB@Ottawa-Hull
 > Sent: Wednesday, 20, June, 2012 09:18 AM
 > To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
 > Subject: HEA Definitions
 >
 > Steve,
 >
 > After my meeting with DGCFGA yesterday, the following question was asked:
 >
 > Do we have anything from TBS that provides guidance on how they determine a depressed market (ie for the files they are reviewing) and is there any definition on what they consider to be a "community". And if not, can we get something?
 >
 > LCol KM Gash
 > DGCB Chief of Staff / DGRAS Chef D'État-Major
 > Director General Compensation & Benefits/Directeur Générale Rémunération et avantages sociaux
 > Chief Military Personnel / Chef du personnel militaire
 > National Defence / Défense nationale
 > Ottawa, Ontario, Canada K1A 0K2
 > Kelly.Gash@forces.gc.ca
 > Telephone / Téléphone 613-996-0352
 > Facsimile / Télécopieur 613-992-3220
 > Teletypewriter (National Defence) / Télécopieur (Défense nationale) 1-800-467-9877
 > Government of Canada / | Gouvernement du Canada
 >

23/08/2012

00291

Jones, Leslie

From: Kehoe, Edith
Sent: September 7, 2012 10:00 AM
To: Jones, Leslie
Subject: FW: HEA Definitions

For ATIP file

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au
Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: STEVE.LAROUCHE3@forces.gc.ca [mailto:STEVE.LAROUCHE3@forces.gc.ca]
Sent: July 4, 2012 1:17 PM
To: Kehoe, Edith
Subject: RE: HEA Definitions

Thanks Edith!

Steve Larouche

Lieutenant-Colonel | Lieutenant Colonel

Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration

Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux

National Defence | Défense nationale

101 Col By Dr | 101 Prom. Col By

Ottawa ON Canada K1A 0K2

steve.larouche3@forces.gc.ca

Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220

Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877

Government of Canada | Gouvernement du Canada

From: Kehoe, Edith [mailto:Edith.Kehoe@tbs-sct.gc.ca]
Sent: Wednesday, 4, July, 2012 13:16 PM
To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Cc: Landry, Theresa; Jones, Leslie; Singh, Ram; Lajoie Maj CJM@CMP DGCB@Ottawa-Hull

07/09/2012

00292

Subject: RE: HEA Definitions

Steve,

As discussed, for purposes of designating a depressed market area, i.e. community in the CF IRP, we consider the census metropolitan area or single-tier municipality (if applicable). A census metropolitan area, which is established by Statistics Canada, is an area consisting of one or more neighbouring municipalities situated around a major urban core. Single-tier municipalities are a product of the amalgamation of several smaller municipal governments into a single administration (e.g. City of Ottawa, which used to be the Regional Municipality of Ottawa-Carleton).

With regard to Edmonton, for example, this includes Fort Saskatchewan, Leduc, St. Albert, Spruce Grove, Strathcona County, Sherwood Park, Beaumont, Bon Accord, Bruderheim, Calmar, Devon, Gibbons, Legal, Morinville, Redwater, Stony Plain, Spring Lake, Thorsby, Wabamun, and Warburg, etc. Consequently, a decision about a depressed housing market in relation to Edmonton would apply equally to each of these subdivisions.

According to Wikipedia the Edmonton Capital Region, sometimes referred to as Greater Edmonton or Metro Edmonton, is a conglomeration of municipalities centred around Edmonton. It happens to be the same as the Edmonton census metropolitan area.

(By the way, according to Bon Accord's website, it is a "bedroom community" of Edmonton.)

I trust that this helps.

E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

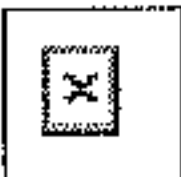
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



From: STEVE.LAROUCHE3@forces.gc.ca [mailto:STEVE.LAROUCHE3@forces.gc.ca]

Sent: July 4, 2012 9:14 AM

To: Kehoe, Edith

Cc: Landry, Theresa; Jones, Leslie; Singh, Ram; CAROLE.LAJOIE@forces.gc.ca

Subject: FW: HEA Definitions

Edith, could the below specific point from our COS be clarified. Basically, are small communities around Edmonton such as the Bon Accord considered on their sole merit or as part of the greater Edmonton area?

This answer may also permit us to better evaluate if a case should be submitted, or if a previous adjudication is inclusive.

Steve Larouche

Lieutenant-Colonel | Lieutenant Colonel

07/09/2012

00293

Director Compensation and Benefits Administration | Directeur - Rémunération et avantages sociaux administration
Director General Compensation and Benefits | Directeur général - Rémunération et avantages sociaux
National Defence | Défense nationale
101 Col By Dr | 101 Prom. Col By
Ottawa ON Canada K1A 0K2
steve.larouche3@forces.gc.ca
Telephone | Téléphone (613) 995-9037 Facsimile | Télécopieur (613) 992-3220
Teletypewriter (National Defence) | Téléimprimeur (Défense nationale) 1-800-467-9877
Government of Canada | Gouvernement du Canada

From: Gash LCol KM@CMP DGCB@Ottawa-Hull
Sent: Wednesday, 4, July, 2012 08:47 AM
To: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Cc: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull; Bisson Cmdre L@CMP DGCB@Ottawa-Hull
Subject: RE: HEA Definitions

Steve,

This still does not define "community". Further to DGCFGA, I'm getting the same question now from the Ombudsman's office and the Grievance Board wrt community. What's provided below doesn't help me explain any further than it did before.

For example all the files being staffed for Edmonton are wrt small communities such as Bon Accord, Fort Saskatchewan, Morinville, etc. Are they included in the "Greater Edmonton" area. What defines a "greater area". According to the definition below, its one or the other : "...census metropolitan area **or** single-tier municipality..." This doesn't give DGCFGA or CFGB any further clarification in order to advise the CDS.

Your thoughts?

Kelly
LCol KM Gash
DGCB COS/DGRAS CEM
996-0352

From: Larouche LCol JMS@CMP DCBA@Ottawa-Hull
Sent: Tuesday, 3, July, 2012 15:31 PM
To: Gash LCol KM@CMP DGCB@Ottawa-Hull
Cc: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull; Bisson Cmdre L@CMP DGCB@Ottawa-Hull
Subject: Fw: HEA Definitions

Kelly, as requested...

Sent from my wireless handheld device / Transmis de mon appareil portable

Duplicate

Pages 294 to / à 295

are duplicates

sont des duplicatas

Pages 295 to / à 296

are duplicates

sont des duplicatas

Pages 296 to / à 297

are duplicates

sont des duplicatas

Jones, Leslie

From: CLR Corresp. / RRT Corresp.
Sent: July 12, 2012 12:35 PM
To: Kehoe, Edith
Cc: Landry, Theresa; Lukasik, Henryk; CLR Corresp. / RRT Corresp.
Subject: RE: CIMS#12-108204 - MTS re: Home Equity Assistance Program for Canadian Forces Personnel - Depressed Housing Market - Bon Accord, Alberta

Attachments: SEC_12-108204_signed_memo_routingREV.pdf

Bonjour/hello,

Please find attached a scanned copy of the signed and approved revised memo for your information and files.



SEC_12-108204_sig
ned_memo_rout...

Thank you!

Tanya Driver

Correspondence/Document Control Officer | Agent(e), contrôle de la correspondance et des documents
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Tanya.Driver@tbs-sct.gc.ca
Telephone | Téléphone 613-952-2948 / Facsimile | Télécopieur 613-952-8100 / Teletypewriter | Téléimprimeur
613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada Secrétariat du Conseil du Trésor
Secretariat du Canada

Canada

Better government with partners, for Canadians | Un meilleur gouvernement, avec nos partenaires, pour les Canadiens



RECEIVED
ADMO-CLR
JUL 12 2012

Approval / Routing Form Formulaire d'acheminement et d'approbation

FOR / POUR

Approval or Action / Approbation ou suivi

Information

TO / À

President / Président

Secretary / Secrétaire

Web/IMS No N. de Web/IMS	2012-108204 Rev
RDIMS No N. de RDIMS	1039768
Date received Date reçue	June 27, 2012
Due date Date d'échéance	June 28, 2012

FOR / POUR LE DÉTAILLÉ / À L'ÉCHÉLON SUPPLÉMENTAIRE / PRODUIT :

- Memo to President / Note au président TB Submission / Présentation au CT Letter / Lettre
 Comm. Product / Produit de comm. Briefing Note / Note de breffage Deck / Présentation
 Other / Autre (e.g. Meeting / Réunion) : Memo to the Secretary

SUBJECT / SUJET	
Depressed Housing Market - Home Equity Assistance Program for Canadian Forces Personnel - BON ACCORD, ALBERTA	
PREPARED BY / PRÉPARÉ PAR	Edith Kehoe
IN CONSULTATION WITH / EN CONSULTATION AVEC	<input type="checkbox"/> JP. Blais <input type="checkbox"/> Y. Laroche <input type="checkbox"/> J. Ossowski <input type="checkbox"/> P. Boucher <input type="checkbox"/> M. Lebel-Ducharme <input type="checkbox"/> M. O'Sullivan <input type="checkbox"/> D. Bowie <input type="checkbox"/> M. LeFrançois <input type="checkbox"/> M. Presley <input type="checkbox"/> B. Carberry <input type="checkbox"/> G. Liddy <input type="checkbox"/> J. Ralston <input type="checkbox"/> C. Charette <input type="checkbox"/> L. MacLean <input type="checkbox"/> R. Scott-Douglas <input type="checkbox"/> A. English <input type="checkbox"/> R. MacLeod <input type="checkbox"/> T. Scrimger <input type="checkbox"/> D. Enns <input type="checkbox"/> B. Matthews <input type="checkbox"/> A. Smith <input type="checkbox"/> M.-A. Hyppolite <input type="checkbox"/> M. McLaren <input type="checkbox"/> C. Walker <input type="checkbox"/> B. Kolk <input type="checkbox"/> M. Millito
OTHER / AUTRE :	

APPROVALS / APPROBATION		
LEVEL / NIVEAU	NAME & SIGNATURE / NOM ET SIGNATURE	DATE
Director / Directeur	Edith Kehoe <i>E. Kehoe</i>	JUN 27 2012
Senior or Executive Director / Directeur principal ou exécutif	Don Graham <i>Don Graham</i>	JUN 27 2012
Assistant Secretary / Assistant Comptroller General or Branch Head Secrétaire adjoint(e) / Contrôleur(e) générale(e) adjoint(e) ou chef de direction	<input type="checkbox"/> JP. Blais <input type="checkbox"/> Y. Laroche <input type="checkbox"/> J. Ossowski <input type="checkbox"/> P. Boucher <input type="checkbox"/> M. Lebel-Ducharme <input type="checkbox"/> M. O'Sullivan <input type="checkbox"/> D. Bowie <input type="checkbox"/> M. LeFrançois <input type="checkbox"/> M. Presley <input type="checkbox"/> R. Carberry <input type="checkbox"/> G. Liddy <input type="checkbox"/> R. Scott-Douglas <input type="checkbox"/> C. Charette <input type="checkbox"/> L. MacLean <input type="checkbox"/> T. Scrimger <input type="checkbox"/> A. English <input type="checkbox"/> R. MacLeod <input type="checkbox"/> C. Walker <input type="checkbox"/> D. Enns <input type="checkbox"/> B. Matthews <input checked="" type="checkbox"/> M.-A. Hyppolite <input type="checkbox"/> M. McLaren <input type="checkbox"/> B. Kolk <input type="checkbox"/> M. Millito	JUN 27 2012
Comptroller General / Contrôleur général	<input type="checkbox"/> James Ralston	
Chief HR Officer / Dirigeante principale des RH	<input checked="" type="checkbox"/> Daphne Meredith <i>Meredith</i>	29 JUN 2012
Associate Secretary / Secrétaire délégué	<input type="checkbox"/> Ailister Smith	
Secretary / Secrétaire	<input checked="" type="checkbox"/> Michelle d'Auray <i>see signed memo July 5, 2012</i>	
President / Président		

**Pages 300 to / à 302
are under consultation
sont sous consultation**

Jones, Leslie

From: CLR Corresp. / RRT Corresp.
Sent: July 12, 2012 12:37 PM
To: Kehoe, Edith
Cc: Landry, Theresa; Lukasik, Henryk; CLR Corresp. / RRT Corresp.
Subject: CIMS#12-109810 - MTS re: Home Equity Assistance Program for Canadian Forces Personnel - Depressed Housing Market - Edmonton, Alberta

Attachments: SEC_12-109810_signed_memo_routingREV.pdf

Bonjour/hello,

Please find attached a scanned copy of the signed and approved revised memo for your information and files.



SEC_12-109810_slg
ned_memo_rout...

Thank you!

Tanya Driver

Correspondence/Document Control Officer | Agent(e), contrôle de la correspondance et des documents
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Tanya.Driver@tbs-sct.gc.ca
Telephone | Téléphone 613-952-2948 / Facsimile | Télécopieur 613-952-8100 / Teletypewriter | Télérimeur
613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens



RECEIVED
ADMO-CLR
JUL 12 2012 TD

Approval / Routing Form Formulaire d'acheminement et d'approbation

FOR / POUR

- Approval or Action / Approbation ou suivi
- Information
- President / Président
- Secretary / Secrétaire

Web/IMS No. N. de web/IMS	2012-109810 Rev
PLIMS No. N. de PLIMS	1015838
Date received Date reçue	June 27, 2012
Due date Date d'échéance	June 28, 2012

TYPE / TYPE D'ACTE

DETAILED / DÉTAILLÉ

- Memo to President / Note au président
- TB Submission / Présentation au CT
- Letter / Lettre
- Comm. Product / Produit de comm.
- Briefing Note / Note de breffage
- Deck / Présentation
- Other / Autre (e.g. Meeting / Réunion) : Memo to the Secretary

SUBJECT / SUJET		Depressed Housing Market - Home Equity Assistance Program for Canadian Forces Personnel - EDMONTON, ALBERTA	
PREPARED BY / PRÉPARÉ PAR	Edith Kehoe		
IN CONSULTATION WITH / EN CONSULTATION AVEC	<input type="checkbox"/> JP. Blais <input type="checkbox"/> P. Boucher <input type="checkbox"/> D. Bowie <input type="checkbox"/> B. Carberry <input type="checkbox"/> C. Charette <input type="checkbox"/> A. English <input type="checkbox"/> D. Enns <input type="checkbox"/> M.-A. Hyppolite <input type="checkbox"/> B. Kolk	<input type="checkbox"/> Y. Laroche <input type="checkbox"/> M. Lebel-Ducharme <input type="checkbox"/> M. LeFrançois <input type="checkbox"/> G. Liddy <input type="checkbox"/> L. MacLean <input type="checkbox"/> R. MacLeod <input type="checkbox"/> B. Matthews <input type="checkbox"/> M. McLaren <input type="checkbox"/> M. Milito	<input type="checkbox"/> J. Ossowski <input type="checkbox"/> M. O'Sullivan <input type="checkbox"/> M. Presley <input type="checkbox"/> J. Ralston <input type="checkbox"/> R. Scott-Douglas <input type="checkbox"/> T. Scrimger <input type="checkbox"/> A. Smith <input type="checkbox"/> C. Walker
	OTHER / AUTRE :		

APPROVALS / APPROBATION

LEVEL / NIVEAU	NAME & SIGNATURE / NOM ET SIGNATURE	DATE
Director / Directeur	Edith Kehoe <i>[Signature]</i>	27/6/12
Senior or Executive Director / Directeur principal ou exécutif	Don Graham <i>[Signature]</i>	JUN 28 2012
Assistant Secretary / Assistant Comptroller General or Branch Head Secrétaire adjoint(e) / Contrôleur(e) générale(e) adjoint(e) ou chef de direction	<input type="checkbox"/> JP. Blais <input type="checkbox"/> P. Boucher <input type="checkbox"/> D. Bowie <input type="checkbox"/> R. Carberry <input type="checkbox"/> C. Charette <input type="checkbox"/> A. English <input type="checkbox"/> D. Enns <input checked="" type="checkbox"/> M.-A. Hyppolite <input type="checkbox"/> B. Kolk <input type="checkbox"/> Y. Laroche <input type="checkbox"/> M. Lebel-Ducharme <input type="checkbox"/> M. LeFrançois <input type="checkbox"/> G. Liddy <input type="checkbox"/> L. MacLean <input type="checkbox"/> R. MacLeod <input type="checkbox"/> B. Matthews <input type="checkbox"/> M. McLaren <input type="checkbox"/> M. Milito <input type="checkbox"/> J. Ossowski <input type="checkbox"/> M. O'Sullivan <input type="checkbox"/> M. Presley <input type="checkbox"/> R. Scott-Douglas <input type="checkbox"/> T. Scrimger <input type="checkbox"/> C. Walker	
Comptroller General / Contrôleur général	<input type="checkbox"/> James Ralston	
Chief HR Officer / Dirigeante principale des RH	<input checked="" type="checkbox"/> Daphne Meredith <i>[Signature]</i>	29 JUN 2012
Associate Secretary / Secrétaire délégué	<input type="checkbox"/> Alister Smith	
Secretary / Secrétaire	<input checked="" type="checkbox"/> Michelle d'Auray	see approved memo to July 5, 2012
President / Président		

**Pages 305 to / à 307
are under consultation
sont sous consultation**

Jones, Leslie

From: CLR Corresp. / RRT Corresp.
Sent: July 12, 2012 12:52 PM
To: Kehoe, Edith
Cc: Landry, Theresa; Lukasik, Henryk; CLR Corresp. / RRT Corresp.
Subject: RE: CIMS#12-108205 - MTS re: Home Equity Assistance Program for Canadian Forces Personnel - Depressed Housing Market - Medicine Hat, Alberta

Attachments: SEC_12-108205_signed_memo_routingREV.pdf

Bonjour/hello,

Please find attached a scanned copy of the signed and approved revised memo for your information and files.



SEC_12-108205_sig
ned_memo_rout...

Thank you!

Tanya Driver

Correspondence/Document Control Officer | Agent(e), contrôle de la correspondance et des documents
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Tanya.Driver@tbs-sct.gc.ca
Telephone | Téléphone 613-952-2948 / Facsimile | Télécopieur 613-952-8100 / Teletypewriter | Télélmprireur
613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government, with partners, for Canadians | Un meilleur gouvernement, avec nos partenaires, pour les Canadiens



Approval / Routing Form Formulaire d'acheminement et d'approbation

RECEIVED
ADMO-CLP
JUL 12 2012

OU POUR

- Approval or Action / Approbation ou suivi
- Information
- President / Président
- Secretary / Secrétaire

webGIMS No N° de webGIMS	2012-108205 Rev
ROIMS No N° de ROIMS	1039772
Date received Date reçue	June 27, 2012
Due date Date d'échéance	June 28, 2012

OU POUR LE / POUR LE

- Memo to President / Note au président
- TB Submission / Présentation au CT
- Letter / Lettre
- Comm. Product / Produit de comm.
- Briefing Note / Note de breffage
- Deck / Présentation
- Other / Autre (e.g. Meeting / Réunion) : Memo to the Secretary

SUBJECT / SUJET		Depressed Housing Market - Home Equity Assistance Program for Canadian Forces Personnel - MEDECINE HAT, ALBERTA
PREPARED BY / PRÉPARÉ PAR	Edith Kehoe	
IN CONSULTATION WITH / EN CONSULTATION AVEC	<input type="checkbox"/> JP. Blais <input type="checkbox"/> Y. Laroche <input type="checkbox"/> J. Ossowski <input type="checkbox"/> P. Boucher <input type="checkbox"/> M. Lebel-Ducharme <input type="checkbox"/> M. O'Sullivan <input type="checkbox"/> D. Bowie <input type="checkbox"/> M. LeFrançois <input type="checkbox"/> M. Presley <input type="checkbox"/> B. Carberry <input type="checkbox"/> G. Liddy <input type="checkbox"/> J. Ralston <input type="checkbox"/> C. Charette <input type="checkbox"/> L. MacLean <input type="checkbox"/> R. Scott-Douglas <input type="checkbox"/> A. English <input type="checkbox"/> R. MacLeod <input type="checkbox"/> T. Scrimger <input type="checkbox"/> D. Enns <input type="checkbox"/> B. Matthews <input type="checkbox"/> A. Smith <input type="checkbox"/> M.-A. Hyppolite <input type="checkbox"/> M. McLaren <input type="checkbox"/> C. Walker <input type="checkbox"/> B. Kolk <input type="checkbox"/> M. Milito	
OTHER / AUTRE :		

APPROVALS / APPROBATION		
LEVEL / NIVEAU	NAME & SIGNATURE / NOM ET SIGNATURE	DATE
Director / Directeur	Edith Kehoe <i>E. Kehoe</i>	27 Jun 2012
Senior or Executive Director / Directeur principal ou exécutif	Don Graham <i>D. Graham</i>	JUN 28 2012
Assistant Secretary / Assistant Comptroller General or Branch Head Secrétaire adjoint(e) / Contrôleur(e) générale(e) adjoint(e) ou chef de direction	<input type="checkbox"/> JP. Blais <input type="checkbox"/> Y. Laroche <input type="checkbox"/> J. Ossowski <input type="checkbox"/> P. Boucher <input type="checkbox"/> M. Lebel-Ducharme <input type="checkbox"/> M. O'Sullivan <input type="checkbox"/> D. Bowie <input type="checkbox"/> M. LeFrançois <input type="checkbox"/> M. Presley <input type="checkbox"/> R. Carberry <input type="checkbox"/> G. Liddy <input type="checkbox"/> R. Scott-Douglas <input type="checkbox"/> C. Charette <input type="checkbox"/> L. MacLean <input type="checkbox"/> T. Scrimger <input type="checkbox"/> A. English <input type="checkbox"/> R. MacLeod <input type="checkbox"/> C. Walker <input type="checkbox"/> D. Enns <input type="checkbox"/> B. Matthews _____ <input checked="" type="checkbox"/> M.-A. Hyppolite <input type="checkbox"/> M. McLaren _____ <input type="checkbox"/> B. Kolk <input type="checkbox"/> M. Milito _____	JUN 27 2012
Comptroller General / Contrôleur général	<input type="checkbox"/> James Ralston	
Chief HR Officer / Dirigeante principale des RH	<input checked="" type="checkbox"/> Daphne Meredith <i>D. Meredith</i>	29 JUN 2012
Associate Secretary / Secrétaire délégué	<input type="checkbox"/> Alister Smith	
Secretary / Secrétaire	<input checked="" type="checkbox"/> Michelle d'Auray	see signed memo July 5, 2012
President / Président		

**Pages 310 to / à 312
are under consultation
sont sous consultation**

Jones, Leslie

From: Kehoe, Edith
Sent: July 13, 2012 8:55 AM
To: Jones, Leslie
Cc: Singh, Ram; Landry, Theresa
Subject: HEAP - Alberta

Attachments: RE: CIMS#12-108204 - MTS re: Home Equity Assistance Program for Canadian Forces Personnel - Depressed Housing Market - Bon Accord, Alberta; CIMS#12-109810 - MTS re: Home Equity Assistance Program for Canadian Forces Personnel - Depressed Housing Market - Edmonton, Alberta ; RE: CIMS#12-108205 - MTS re: Home Equity Assistance Program for Canadian Forces Personnel - Depressed Housing Market - Medicine Hat, Alberta

Les,

Here are three of the four memos re depressing housing markets. The fourth was misplaced in the CHRO's office but is now on its way up to the Secretary for sign-off. We will have it next week sometime.

Would you please prepare the letters to inform the CF of the decision? I would like to get them out of here as soon as possible because of the ministerial we worked on last week (Chisholm). We indicated in it that the decision had been taken and was being communicated to the member via official channels. In the circumstances it's important for us to get the info out.

PS. Ram and Theresa, please note that from this point on I would like to use the same format as in the enclosed, which makes it really clear what decision the Secretary is taking.

Tks, E.

Edith Kehoe
Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Edith.Kehoe@tbs-sct.gc.ca
Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada

 Treasury Board of Canada / Secrétariat du Conseil du Trésor du Canada



Better government, with partners, for Canadians | Un meilleur gouvernement, avec nos partenaires, pour les Canadiens



RE: CIMS#12-109810 - RE:
#12-108204 - MTS re: MTS re: Home ... #12-108205 - MTS r

Office of the Integrated Relocation Program Project Authority
Treasury Board Secretariat (TBS)
400 Cooper Street, 8th Floor
Ottawa, ON K1A 0R5

File no.

July 2012

Director Compensation and Benefits Administration
National Defence Headquarters
Major-General George R. Pearkes Building
101 Colonel By Drive
Ottawa ON K1A 0K2

REQUEST FOR TBS ASSESSMENT OF BON ACCORD,
ALBERTA AS A DEPRESSED MARKET AREA

References: (A). Canadian Forces 7209-97 (DCBA) 24 October 2011
(B). Canadian Forces Integrated Relocation Program (CFIRP) Directive 2009

At reference (A) the Canadian Forces requested that Treasury Board Secretariat consider Bon Accord, Alberta for designation as a depressed market area as specified in article 8.2.13 of reference (B). The designation of Bon Accord, Alberta as a depressed market would authorize the Canadian Forces to reimburse Major Brauer, and potentially other similarly affected Canadian Forces members, up to 100% of the loss on the sale of his home.

The review of Bon Accord for designation as a depressed market has been completed. For the purposes of the review, Bon Accord was considered to be part of the Greater Edmonton metropolitan area. In conducting the review, all of the information provided at reference (A) was considered, as was information collected from the press, the Provincial government, the Municipality and Statistics Canada.

While it is acknowledged that Major Brauer personally lost more than 20% on the sale of his home, the average home cost in the Bon Accord/Edmonton area for all homes only declined by 2.9% between 2007 and 2010. This indicates a market adjustment from an inflated market to a more stable, balanced market and falls far short of the 20% threshold necessary for a market to be designated as depressed as articulated in reference (B).

Analysis of all of the data for the period in question, including economic indicators such as unemployment statistics and housing starts, indicate that the economy in Bon Accord was stable and the housing market was balanced. Accordingly, the Integrated Relocation Program Authority at Treasury Board Secretariat determined that Bon Accord, Alberta

shall not be designated as a depressed market for the purposes of reference (B) for the period 2007-2010.

Office of the Integrated Relocation Program Project Authority
Treasury Board Secretariat (TBS)
400 Cooper Street, 8th Floor
Ottawa, ON K1A 0R5

File no.

July 2012

Director Compensation and Benefits Administration
National Defence Headquarters
Major-General George R. Pearkes Building
101 Colonel By Drive
Ottawa ON K1A 0K2

REQUEST FOR TBS ASSESSMENT OF EDMONTON,
ALBERTA AS A DEPRESSED MARKET AREA

References: (A). Canadian Forces 7209-97 (DCBA) 14 October 2011
(B). Canadian Forces 7209-97 (DCBA) 9 August 2011
(C). Canadian Forces Integrated Relocation Program (CFIRP) Directive 2009

At references (A) and (B) the Canadian Forces requested that Treasury Board Secretariat consider Edmonton, Alberta for designation as a depressed market area as specified in article 8.2.13 of reference (C). The designation of Edmonton, Alberta as a depressed market would authorize the Canadian Forces to reimburse
and potentially other similarly affected Canadian Forces
members, up to 100% of the loss on the sale of his home.

The review of Edmonton for designation as a depressed market has been completed. For the purposes of the review, Edmonton was considered to be comprised of the Greater Edmonton metropolitan area. In conducting the review, all of the information provided at reference (A) was considered, as was information collected from the press, the Provincial government, the Municipality and Statistics Canada.

While it is acknowledged that both
personally lost more than 20% on the sale of their homes, the average home cost in the Edmonton area for all homes only declined by 5.4% between 2007 and 2009. This indicates a market adjustment from an inflated market to a more stable, balanced market and falls far short of the 20% threshold necessary for a market to be designated as depressed as articulated in reference (C).

Analysis of all of the data for the period in question, including economic indicators such as unemployment statistics and housing starts, indicate that the economy in Edmonton was stable and the housing market was balanced. Accordingly, the Integrated Relocation

Program Authority at Treasury Board Secretariat determined that Edmonton, Alberta shall not be designated as a depressed market for the purposes of reference (C) for the period 2007-2009.

Office of the Integrated Relocation Program Project Authority
Treasury Board Secretariat (TBS)
400 Cooper Street, 8th Floor
Ottawa, ON K1A 0R5

File no.

July 2012

Director Compensation and Benefits Administration
National Defence Headquarters
Major-General George R. Pearkes Building
101 Colonel By Drive
Ottawa ON K1A 0K2

REQUEST FOR TBS ASSESSMENT OF CALGARY,
ALBERTA AS A DEPRESSED MARKET AREA

References: (A). Canadian Forces 7209-97 (DCBA) 16 December 2011
(B). Canadian Forces Integrated Relocation Program (CFIRP) Directive 2009

At reference (A) the Canadian Forces requested that Treasury Board Secretariat consider Calgary, Alberta for designation as a depressed market area as specified in article 8.2.13 of reference (B). The designation of Calgary, Alberta as a depressed market would authorize the Canadian Forces to reimburse _____ and potentially other similarly affected Canadian Forces members, up to 100% of the loss on the sale of his home.

The review of Calgary for designation as a depressed market has been completed. In conducting the review, all of the information provided at reference (A) was considered, as was information collected from the press, the Provincial government, the Municipality and Statistics Canada.

It is noted that _____ personally lost less than 10% on the sale of his home while the average home cost in the Calgary area for all homes only declined by 6.8% between 2007 and 2010. This indicates a market adjustment from an inflated market to a more stable, balanced market and falls far short of the 20% threshold necessary for a market to be designated as depressed as articulated in reference (B).

Analysis of all of the data for the period in question, including economic indicators such as unemployment statistics and housing starts, indicate that the economy in Calgary was stable and the housing market was balanced. Accordingly, the Integrated Relocation Program Authority at Treasury Board Secretariat determined that Calgary, Alberta shall

not be designated as a depressed market for the purposes of reference (B) for the period 2007-2010.

Office of the Integrated Relocation Program Project Authority
Treasury Board Secretariat (TBS)
400 Cooper Street, 8th Floor
Ottawa, ON K1A 0R5

File no.

July 2012

Director Compensation and Benefits Administration
National Defence Headquarters
Major-General George R. Pearkes Building
101 Colonel By Drive
Ottawa ON K1A 0K2

REQUEST FOR TBS ASSESSMENT OF MEDICINE HAT,
ALBERTA AS A DEPRESSED MARKET AREA

References: (A). Canadian Forces 7209-97 (DCBA) 15 November 2011
(B). Canadian Forces Integrated Relocation Program (CFIRP) Directive 2009

At reference (A) the Canadian Forces requested that Treasury Board Secretariat consider Medicine Hat, Alberta for designation as a depressed market area as specified in article 8.2.13 of reference (B). The designation of Medicine Hat, Alberta as a depressed market would authorize the Canadian Forces to reimburse _____ and potentially other similarly affected Canadian Forces members, up to 100% of the loss on the sale of his home.

The review of Medicine Hat for designation as a depressed market has been completed. In conducting the review, all of the information provided at reference (A) was considered, as was information collected from the press, the Provincial government, the Municipality and Statistics Canada.

It is noted that _____ personally lost less than 20% on the sale of his home while the average home cost for all homes in the Medicine Hat area between 2007 and the forecast for 2011 actually increased by 1.8%. This indicates a stable, balanced market and falls far short of the 20% threshold necessary for a market to be designated as depressed as articulated in reference (B).

Analysis of all of the data for the period in question, including economic indicators such as unemployment statistics and housing starts, indicate that the economy in Medicine Hat was stable and the housing market was balanced. Accordingly, the Integrated Relocation Program Authority at Treasury Board Secretariat determined that Medicine Hat, Alberta shall not be designated as a depressed market for the purposes of reference (B) for the period 2007-2011.

Jones, Leslie

From: Kehoe, Edith**Sent:** September 7, 2012 9:59 AM**To:** Jones, Leslie**Subject:** FW: for approval - PO questions on letter to MP Chisholm re equity loss due to relocation (1095653)

For ATIP file

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada

Treasury Board of Canada
SecretariatSecrétariat du Conseil du Trésor
du Canada**Canada**

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Smith-Dakin, Judie**Sent:** July 13, 2012 4:26 PM**To:** Hyppolite, Marc-Arthur**Cc:** Graham, Don; Kehoe, Edith; Smith, Marie-Chantale; Baril, Mario; McMillan, Lucie**Subject:** FW: for approval - PO questions on letter to MP Chisholm re equity loss due to relocation (1095653)

Please see the request below to meet on this issue. Melanie (as Lucie) will follow up to organize something.

Thanks.

Judie Smith-Dakin

Departmental Secretary | Secrétaire ministériel

Office of the Secretary of the Treasury Board of Canada | Cabinet du Secrétaire du Conseil du Trésor du Canada

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Judie.Smith-Dakin@tbs-sct.gc.ca

Telephone | Téléphone 613-941-7642 / Facsimile | Télécopieur 613-952-6596 / Teletypewriter | Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada

Treasury Board of Canada
SecretariatSecrétariat du Conseil du Trésor
du Canada**Canada**

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Ralston, James**Sent:** July 13, 2012 4:16 PM

07/09/2012

00321

To: Smith-Dakin, Judie; d'Auray, Michelle

Cc: Arena, Jenny

Subject: RE: for approval - PO questions on letter to MP Chisholm re equity loss due to relocation (1095653)

Some of these numbers do not seem to be internally consistent. Also, comparing this case to a similar one, it is not evident to me that we are applying the criteria consistently. Could I talk to someone about this on Monday?

Jim

James Ralston

Comptroller General of Canada | Contrôleur général du Canada

Comptroller General's Office | Bureau du Contrôleur général

Office of the Comptroller General | Bureau du contrôleur général

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

James.Ralston@tbs-sct.gc.ca

Telephone | Téléphone 613-957-7820 / Facsimile | Télécopieur 613-952-0354 / Teletypewriter | Téléimprimeur

613-957-9090

Government of Canada | Gouvernement du Canada



Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Smith-Dakin, Judie

Sent: July 13, 2012 3:50 PM

To: Ralston, James; d'Auray, Michelle

Subject: for approval - PO questions on letter to MP Chisholm re equity loss due to relocation (1095653)

For your approval

Judie Smith-Dakin

Departmental Secretary | Secrétaire ministériel

Office of the Secretary of the Treasury Board of Canada | Cabinet du Secrétaire du Conseil du Trésor du Canada

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

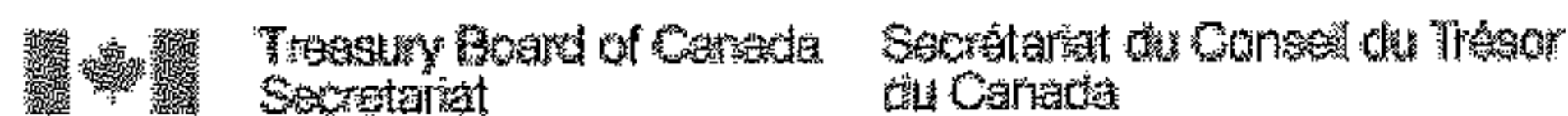
Ottawa, Canada K1A 0R5

Judie.Smith-Dakin@tbs-sct.gc.ca

Telephone | Téléphone 613-941-7642 / Facsimile | Télécopieur 613-952-6596 / Teletypewriter | Téléimprimeur

613-957-9090

Government of Canada | Gouvernement du Canada



Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Kehoe, Edith

Sent: July 13, 2012 3:38 PM

To: Hyppolite, Marc-Arthur; Graham, Don

Cc: Smith-Dakin, Judie; Lukasik, Henryk; Jones, Leslie

Subject: RE: PO questions on letter to MP Chisholm re equity loss due to relocation (1095653)

The answers to the PO's questions are as follows.

07/09/2012

00322

- What % loss the Major incurred on his house and when he bought and sold;

The house was purchased in 2007 for \$405,000. According to Statistics Canada the average for homes in Bon Accord at that time was \$179,177. It was sold in 2010 for \$317,000 i.e. well above the average Bon Accord home purchase price of \$275,000 for 2010. The % loss was 21.7%.

- What the actual housing market adjustment for Bon Accord was and how it was determined?

The average home cost for Bon Accord decreased by 2.9% from 2007 to 2010. The provincial average was even lower at 1.4%. When determining whether an area should be declared a depressed housing market, consideration is given to an analysis of the geographic location, the local economic situation, e.g. mill or mine closures, unemployment rate, school closures, etc. We undertook a review of media coverage, memos and objective evidence related to the market situation. We relied on Statistics Canada information, the province and the municipality, all of which indicated an economic rebound and recovery in the area due to the economy and the energy sector. In 2010 the area had increases in the labour market, housing starts and business activity following three consecutive declines. Furthermore, the MLS sales in the area were on the increase and the housing market was balanced.

- Has the Major been informed that he will not be reimbursed up to 100%?

The decision that Bon Accord is not declared a depressed housing market for 2010 has recently been communicated to CF officials. They will in turn advise the major according to their normal protocol.

E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice) principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter | Télécopieur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Hyppolite, Marc-Arthur

Sent: July 13, 2012 2:18 PM

To: Kehoe, Edith; Graham, Don

Subject: Fw: PO questions on letter to MP Chisholm re equity loss due to relocation (1095653)

Importance: High

Fy

From: O'Brien, Graham M.

Sent: Friday, July 13, 2012 02:16 PM

To: Hyppolite, Marc-Arthur

Cc: Graham, Don; Smith, Marie-Chantale; Smith-Dakin, Judie

07/09/2012

00323

Subject: PO questions on letter to MP Chisholm re equity loss due to relocation (1095653)

Hello Marc-Arthur,

PO had questions on this letter. If possible they would like to know:

- What % loss the Major incurred on his house and when he bought and sold;
- What the actual housing market adjustment for Bon Accord was and how it was determined; and,
- Has the Major been informed that he will not be reimbursed up to 100%?

PO was hoping to get this letter signed / advanced today as the President was asking, so if you don't have these details handy let me know and I'll advise accordingly. If it is easier to discuss this with PO I can set up a quick meeting or call.

Thanks

Graham O'Brien

Senior Departmental Advisor / Conseiller principal du Ministère
Office of the President of the Treasury Board | Cabinet du président du Conseil du Trésor
Ottawa, Canada K1A 0R5
Graham.O'Brien@tbs-sct.gc.ca

Telephone | Téléphone 613-957-7295 / Facsimile | Télécopieur 613-957-0525
Government of Canada | Gouvernement du Canada

Jones, Leslie

From: Kehoe, Edith
Sent: July 13, 2012 4:49 PM
To: Jones, Leslie
Cc: Singh, Ram; Landry, Theresa
Subject: RE: HEAP - Alberta

Les,

Thanks very much for this. Here's what I suggest re Bon Accord. I'm assuming that the CF sent the request via letter, hence why you've drafted reply as a letter? If not absolutely essential, i.e. would be perceived as bad form, my preference would be to send as an email.

WRT Calgary, it's pretty clear that it falls far short of the required 20%. It's not so obvious re Medicine Hat. If it also is well below the 20% then I'd like to be more specific about the amount of the loss (right now it just says less than 20%). For both, I'd like to add something along the lines of "in the circumstances, unclear on what basis the case was being submitted for consideration...".

REQUEST FOR TBS ASSESSMENT OF BON ACCORD,
ALBERTA AS A DEPRESSED MARKET AREA

References: Canadian Forces 7209-97 (DCBA) 24 October 2011

The Canadian Forces requested that Treasury Board of Canada Secretariat consider Bon Accord, Alberta for designation as a depressed market area as specified in article 8.2.13 of the Canadian Forces Integrated Relocation Program (CFIRP) Directive 2009. The designation of Bon Accord, Alberta as a depressed market would authorize the Canadian Forces to reimburse Major Brauer, and potentially other similarly affected Canadian Forces members, up to 100% of the loss on the sale of his home in 2010.

The review of Bon Accord for designation as a depressed market in 2010 has been completed. For the purposes of the review, Bon Accord was considered to be part of the Edmonton metropolitan area. In conducting the review, all of the information provided was considered, as was information collected from the media, the Provincial government, the Municipality, and Statistics Canada.

Although Major Brauer personally lost more than 20% on the sale of his home, the average home cost in the Bon Accord/Edmonton area for all homes only declined by 2.9% between 2007 and 2010. This indicates an adjustment from an inflated market to a more stable, balanced market and falls far short of the 20% threshold necessary for a market to be designated as depressed as articulated in the CFIRP Directive.

Analysis of all of the data for the period in question, including economic indicators such as unemployment statistics and housing starts, indicate that the economy in Bon Accord was stable and the housing market was balanced. Accordingly, the Treasury Board of Canada Secretariat in its capacity as Program Authority for the integrated relocation

program has determined that Bon Accord, Alberta shall not be designated as a depressed market for 2010.

E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)

principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale

Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada

Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |

Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government, with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

From: Jones, Leslie

Sent: July 13, 2012 2:51 PM

To: Kehoe, Edith

Cc: Singh, Ram; Landry, Theresa

Subject: RE: HEAP - Alberta

Edith,

Here are four draft letters for review. Having not composed any letters at TBS thus far, I have no doubt that the generic format I've employed will need to be tweaked. The four letters are largely the same. The principle differences between them are the locations, the time period being considered, and the names of the individuals that requested the review. You will note that in the letters concerning Edmonton and Bon Accord I have specified that the area considered was the greater Edmonton area. I removed that sentence in the other two because the "community" was not at issue. You will also note in the letters concerning the Calgary and Medicine Hat requests that rather than acknowledge that the individuals personally lost more than 20% but the market did not as I did in the first two letters, I note that the individuals did not lose anything even close to the 20%. I considered admonishing the CF for sending these over when they obviously do not meet any of the criteria for a depressed market, not even the individual cases themselves, but refrained from doing so. Perhaps they will get the idea from these notes". The % numbers I took from the briefing notes. I have the larger paper files should you wish to see them.

I'm not sure who you want to sign these. As my name appears in a couple of instances in the files from my previous life, it should not be me.

<< File: draft depressed market reply - Bon Accord.doc >> << File: draft depressed market reply - Edmonton.doc >> << File: draft depressed market reply - Calgary.doc >>
<< File: draft depressed market reply - Medicine Hat.doc >>

Cheers,

Les

L.S.C. (Les) Jones

Senior Policy Analyst | Analyste principal en politiques
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations
de travail

Office of the Chief Human Resources Officer | Bureau du dirigeant principal des
ressources humaines

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Leslie.Jones@tbs-sct.gc.ca

Telephone | Téléphone 613-941-4608 / Facsimile | Télécopieur 613-952-3929 /

Teletypewriter | Téléimprimeur 613-957-9090

Government of Canada | Gouvernement du Canada

From: Kehoe, Edith

Sent: July 13, 2012 8:55 AM

To: Jones, Leslie

Cc: Singh, Ram; Landry, Theresa

Subject: HEAP - Alberta

Les,

Here are three of the four memos re depressing housing markets. The fourth was misplaced in the CHRO's office but is now on its way up to the Secretary for sign-off. We will have it next week sometime.

Would you please prepare the letters to inform the CF of the decision? I would like to get them out of here as soon as possible because of the ministerial we worked on last week (Chisholm). We indicated in it that the decision had been taken and was being communicated to the member via official channels. In the circumstances it's important for us to get the info out.

PS. Ram and Theresa, please note that from this point on I would like to use the same format as in the enclosed, which makes it really clear what decision the Secretary is taking.

Tks, E.

Edith Kehoe

Senior Director, National Joint Council Support and Union Engagement | Directeur(trice)
principal(e), Soutien au Conseil national mixte et Consultation patronale-syndicale
Compensation and Labour Relations | Rémunération et relations de travail

Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5

Edith.Kehoe@tbs-sct.gc.ca

Telephone | Téléphone 613-957-9678 / Facsimile | Télécopieur 613-952-0107 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secrétariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens

<< Message: RE: CIMS#12-108204 - MTS re: Home Equity Assistance Program for
Canadian Forces Personnel - Depressed Housing Market - Bon Accord, Alberta >> <<
Message: CIMS#12-109810 - MTS re: Home Equity Assistance Program for Canadian
Forces Personnel - Depressed Housing Market - Edmonton, Alberta >> << Message:
RE: CIMS#12-108205 - MTS re: Home Equity Assistance Program for Canadian Forces
Personnel - Depressed Housing Market - Medicine Hat, Alberta >>

Jones, Leslie

From: Lukasik, Henryk
Sent: July 17, 2012 12:09 PM
To: Jones, Leslie; Singh, Ram
Subject: FW: CIMS#12-108206 - MTS re: Home Equity Assistance Program for Canadian Forces Personnel - Depressed Housing Market - Calgary, Alberta

Attachments: SEC_12-108206_signed_memo_routing_REV.pdf

FYI,

Henryk Lukasik
Administrative Assistant | Adjoint administratif
Compensation and Labour Relations | Rémunération et relations de travail
Office of the Chief Human Resources Officer | Bureau de la Dirigeante principale des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
henryk.lukasik@tbs-sct.gc.ca
Telephone | Téléphone 613 952-3282 / Facsimile | Télécopieur 613 952-3929 / Teletypewriter |
Téléimprimeur 613 957-9090
Government of Canada | Gouvernement du Canada

From: CLR Corresp. / RRT Corresp.
Sent: July 17, 2012 11:24 AM
To: Kehoe, Edith
Cc: Landry, Theresa; Lukasik, Henryk; CLR Corresp. / RRT Corresp.
Subject: CIMS#12-108206 - MTS re: Home Equity Assistance Program for Canadian Forces Personnel - Depressed Housing Market - Calgary, Alberta

Bonjour/hello,

Please find attached a scanned copy of the signed and approved revised memo for your information and files.



SEC_12-108206_sig
ned_memo_rout...

Thank you!

Tanya Driver
Correspondence/Document Control Officer | Agent(e), contrôle de la correspondance et des documents
Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
Ottawa, Canada K1A 0R5
Tanya.Driver@tbs-sct.gc.ca

Telephone | Téléphone 613-952-2948 / Facsimile | Télécopieur 613-952-8100 / Teletypewriter |
Téléimprimeur 613-957-9090
Government of Canada | Gouvernement du Canada



Treasury Board of Canada
Secretariat

Secrétariat du Conseil du Trésor
du Canada

Canada

Better government: with partners, for Canadians | Un meilleur gouvernement : avec nos partenaires, pour les Canadiens



Approval / Routing Form Formulaire d'acheminement et d'approbation

FOR / POUR

- Approval or Action / Approbation ou suivi
- Information
- TO / À
- President / Président
- Secretary / Secrétaire

Document No. N° de document	2012-108206 Rev.
Form No. N° de formulaire	1039770
Date received Date reçue	June 27, 2012
Date to be received Date à recevoir	June 28, 2012

Revised

RECEIVED
ADMO-CLR
JUL 16 2012

PROJECT DETAILS

DETAILS SUR LE PRODUIT

- Memo to President / Note au président TB Submission / Présentation au CT Letter / Lettre
- Comm. Product / Produit de comm. Briefing Note / Note de breffage Deck / Présentation
- Other / Autre (e.g. Meeting / Réunion) : Memo to the Secretary

SUBJECT / SUJET		Depressed Housing Market - Home Equity Assistance Program for Canadian Forces Personnel - CALGARY, ALBERTA
PREPARED BY / PRÉPARÉ PAR	Edith Kehoe	
IN CONSULTATION WITH / EN CONSULTATION AVEC	<input type="checkbox"/> JP. Blais <input type="checkbox"/> P. Boucher <input type="checkbox"/> D. Bowie <input type="checkbox"/> B. Carberry <input type="checkbox"/> C. Charette <input type="checkbox"/> A. English <input type="checkbox"/> D. Enns <input type="checkbox"/> M.-A. Hyppolite <input type="checkbox"/> B. Kolk	<input type="checkbox"/> Y. Laroche <input type="checkbox"/> M. Lebel-Ducharme <input type="checkbox"/> M. LeFrançois <input type="checkbox"/> G. Liddy <input type="checkbox"/> L. MacLean <input type="checkbox"/> R. MacLeod <input type="checkbox"/> B. Matthews <input type="checkbox"/> M. McLaren <input type="checkbox"/> M. Milito
	<input type="checkbox"/> J. Ossowski <input type="checkbox"/> M. O'Sullivan <input type="checkbox"/> M. Presley <input type="checkbox"/> J. Ralston <input type="checkbox"/> R. Scott-Douglas <input type="checkbox"/> T. Scrimger <input type="checkbox"/> A. Smith <input type="checkbox"/> C. Walker	
OTHER / AUTRE :		

APPROVALS / APPROBATION																													
LEVEL / NIVEAU	NAME & SIGNATURE / NOM ET SIGNATURE	DATE																											
Director / Directeur	Edith Kehoe <i>E. Kehoe</i>	<i>2012</i>																											
Senior or Executive Director / Directeur principal ou exécutif	Don Graham <i>[Signature]</i>	JUN 28 2012																											
Assistant Secretary / Assistant Comptroller General or Branch Head Secrétaire adjoint(e) / Contrôleur(e) générale(e) adjoint(e) ou chef de direction	<table border="0"> <tr> <td><input type="checkbox"/> JP. Blais</td> <td><input type="checkbox"/> Y. Laroche</td> <td><input type="checkbox"/> J. Ossowski</td> </tr> <tr> <td><input type="checkbox"/> P. Boucher</td> <td><input type="checkbox"/> M. Lebel-Ducharme</td> <td><input type="checkbox"/> M. O'Sullivan</td> </tr> <tr> <td><input type="checkbox"/> D. Bowie</td> <td><input type="checkbox"/> M. LeFrançois</td> <td><input type="checkbox"/> M. Presley</td> </tr> <tr> <td><input type="checkbox"/> R. Carberry</td> <td><input type="checkbox"/> G. Liddy</td> <td><input type="checkbox"/> R. Scott-Douglas</td> </tr> <tr> <td><input type="checkbox"/> C. Charette</td> <td><input type="checkbox"/> L. MacLean</td> <td><input type="checkbox"/> T. Scrimger</td> </tr> <tr> <td><input type="checkbox"/> A. English</td> <td><input type="checkbox"/> R. MacLeod</td> <td><input type="checkbox"/> C. Walker</td> </tr> <tr> <td><input type="checkbox"/> D. Enns</td> <td><input type="checkbox"/> B. Matthews</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> M.-A. Hyppolite</td> <td><input type="checkbox"/> M. McLaren</td> <td></td> </tr> <tr> <td><input type="checkbox"/> B. Kolk</td> <td><input type="checkbox"/> M. Milito</td> <td></td> </tr> </table>	<input type="checkbox"/> JP. Blais	<input type="checkbox"/> Y. Laroche	<input type="checkbox"/> J. Ossowski	<input type="checkbox"/> P. Boucher	<input type="checkbox"/> M. Lebel-Ducharme	<input type="checkbox"/> M. O'Sullivan	<input type="checkbox"/> D. Bowie	<input type="checkbox"/> M. LeFrançois	<input type="checkbox"/> M. Presley	<input type="checkbox"/> R. Carberry	<input type="checkbox"/> G. Liddy	<input type="checkbox"/> R. Scott-Douglas	<input type="checkbox"/> C. Charette	<input type="checkbox"/> L. MacLean	<input type="checkbox"/> T. Scrimger	<input type="checkbox"/> A. English	<input type="checkbox"/> R. MacLeod	<input type="checkbox"/> C. Walker	<input type="checkbox"/> D. Enns	<input type="checkbox"/> B. Matthews		<input checked="" type="checkbox"/> M.-A. Hyppolite	<input type="checkbox"/> M. McLaren		<input type="checkbox"/> B. Kolk	<input type="checkbox"/> M. Milito		
<input type="checkbox"/> JP. Blais	<input type="checkbox"/> Y. Laroche	<input type="checkbox"/> J. Ossowski																											
<input type="checkbox"/> P. Boucher	<input type="checkbox"/> M. Lebel-Ducharme	<input type="checkbox"/> M. O'Sullivan																											
<input type="checkbox"/> D. Bowie	<input type="checkbox"/> M. LeFrançois	<input type="checkbox"/> M. Presley																											
<input type="checkbox"/> R. Carberry	<input type="checkbox"/> G. Liddy	<input type="checkbox"/> R. Scott-Douglas																											
<input type="checkbox"/> C. Charette	<input type="checkbox"/> L. MacLean	<input type="checkbox"/> T. Scrimger																											
<input type="checkbox"/> A. English	<input type="checkbox"/> R. MacLeod	<input type="checkbox"/> C. Walker																											
<input type="checkbox"/> D. Enns	<input type="checkbox"/> B. Matthews																												
<input checked="" type="checkbox"/> M.-A. Hyppolite	<input type="checkbox"/> M. McLaren																												
<input type="checkbox"/> B. Kolk	<input type="checkbox"/> M. Milito																												
Comptroller General / Contrôleur général	<input type="checkbox"/> James Ralston																												
Chief HR Officer / Diraçante principale des RH	<input checked="" type="checkbox"/> Daphne Meredith <i>on behalf</i>	12 JUL. 2012																											
Associate Secretary / Secrétaire délégué	<input type="checkbox"/> Allister Smith	JUL 13 2012																											
Secretary / Secrétaire	<input checked="" type="checkbox"/> Michelle d'Auray <i>see approved Memo.</i>																												
President / Président																													

**Pages 332 to / à 334
are under consultation
sont sous consultation**

Jones, Leslie

From: Jones, Leslie
Sent: July 30, 2012 4:18 PM
To: CAROLE.LAJOIE@forces.gc.ca
Cc: 'STEVE.LAROUCHE3@forces.gc.ca'; Singh, Ram; Landry, Theresa
Subject: FW: Depressed Market Assessments

Carole,

s.19(1)

In response to your questions

2. One of them I may ask you to verify: 1) We have noted in our database that mbr did sell his residence on 2 July 2009. However the depressed market assessment done between 2007-2010 states in the first paragraph "... and potentially other similarly affected Canadian Forces members, up to 100% of the loss on the sale of his home in 2010." As the letter states he sold in 2010, I am questioning the date I have entered in our database. No, your database is correct. The date in the letter is a mistake. I'm not sure how the dates got mixed up, but they did. The four letters were all prepared at the same time, so it was likely just a simple mistake switching from one letter to another. I checked the working file and the briefing note to be sure that the assessment was made based on 2007-2009 data and it was. Will this allow you to explain the mistake to the member or will you need something more formal?
3. As members were informed of the assessment results, is requesting the detailed analysis documentation as he states: "What is not clear to me is where the source documentation comes from in support of this decision. Numbers are quoted but no indication of where they came from are provided. I would like to request the workings that established this decision, with full disclosure on where the analyst obtained the information to deny this request be forwarded to me for my review." I'm not sure what the purpose of providing that information would be. TBS will not enter into a discussion with a CF member over the determination of whether a market is depressed or not. The analysis that was conducted was quite extensive. It would be a fairly large task to itemize everything that is in the working file and we don't have the resources to be providing long lists each time an area comes up for consideration. The working file is about two inches thick. Some examples of the type of information sources that were used are: Statistics Canada reports; a report from the Economic Development Alliance of South Eastern Alberta; the Economic & Labour Market Research and Analysis Project Quarterly no. 4 Report No. 10 for Medicine Hat & Area; information from the Real Estate Board; the CMHC 2011 2nd Quarter Forecast; a report from the Medicine Hat Business Support Office; and several newspaper articles. As stated in the letter, everything that was part of the initial submission was also considered. There isn't one simple formula that is employed. The analysis related to depressed market status considers all kinds of economic indicators, some specific to housing, others related to things like unemployment rates, economic growth in the area, and major industry closures, if any. The vast preponderance of information pointed to Medicine Hat as an area that had suffered through a mild recession between 2007 and 2009 but experienced a period of growth after that. There was nothing that documented a drop the local real estate market of anything even approaching the 20% articulated in the CFIRP Directive; some sources indicated that the housing market in Medicine Hat actually increased by a small amount between 2007 and 2011. The bottom line is that Medicine Hat did not even come close to meeting the criteria to be established as a depressed market area.

23/08/2012

00335

s.19(1)

I hope this helps you explain the situation to your member. FYI, Theresa has gone back to her primary duties working with the Travel Directive, so you should send any future inquiries to me or Ram.

L.S.C. (Les) Jones
 Senior Policy Analyst | Analyste principal en politiques
 Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
 Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
 Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
 Ottawa, Canada K1A 0R5
 Leslie.Jones@tbs-sct.gc.ca
 Telephone | Téléphone 613-941-4608 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur 613-957-9090
 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: Landry, Theresa
 Sent: July 30, 2012 11:55 AM
 To: Singh, Ram; Jones, Leslie
 Subject: FW: Depressed Market Assessments

Would you please look at the comments below and let me know if either of you will be taking over this for action? Edith had asked that I turn over all the files to Les that I was working on so I am not sure here what is expected.

For clarification purposes - I did not work on the file for

Thanks.

Theresa Landry
 Special Projects Coordinator | Agent de projets spéciaux
 Compensation and Labour Relations Sector | Secteur de la rémunération et des relations de travail
 Office of the Chief Human Resources Officer | Bureau du dirigeant principal des ressources humaines
 Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du Canada
 Ottawa, Canada K1A 0R5
 Theresa.Landry@tbs-sct.gc.ca
 Telephone | Téléphone 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter | Téléimprimeur 613-957-9090
 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: CAROLE.LAJOIE@forces.gc.ca [mailto:CAROLE.LAJOIE@forces.gc.ca]
 Sent: July 30, 2012 11:35 AM
 To: Landry, Theresa
 Cc: Lukasik, Henryk; STEVE.LAROCHE3@forces.gc.ca
 Subject: RE: Depressed Market Assessments

23/08/2012

00336

s.19(1)

Bonjour Theresa,

I hope you had a good weekend. Summer is going by so fast...

1. I confirm there are five files, the ones listed in your email.
2. One of them I may ask you to verify: 1) We have noted in our database that mbr did sell his residence on 2 July 2009. However the depressed market assessment done between 2007-2010 states in the first paragraph "... and potentially other similarly affected Canadian Forces members, up to 100% of the loss on the sale of his home in 2010." As the letter states he sold in 2010, I am questioning the date I have entered in our database.
3. As members were informed of the assessment results, is requesting the detailed analysis documentation as he states: "What is not clear to me is where the source documentation comes from in support of this decision. Numbers are quoted but no indication of where they came from are provided. I would like to request the workings that established this decision, with full disclosure on where the analyst obtained the information to deny this request be forwarded to me for my review."

Could you advise if the detailed analysis is available or if I should redirect members to request through Access to Information?

Thank you Theresa,

Carole

Carole Lajoie
 Major | major
 Director Compensation and Benefits Administration 2 / Relocation - Policy and Adjudication
 Directeur rémunération et avantages sociaux administration 2 / Réinstallation - Politique et arbitrage
 Director General Compensation and Benefits | Directeur général rémunération et avantages sociaux
 National Defence | Défense nationale
 Tel | tél (613) 996-9772 Fax | téléc (613) 992-7930
 carole.lajoie@forces.gc.ca
 CFIRP | PRIFC <http://www.cmp-cpm.forces.gc.ca/dgcb-dgras/pd/rel-rei/index-eng.asp>
 CBI 208 - Relocation Benefits | DRAS 208 - Prestations de Réinstallation

-----Original Message-----

From: Landry, Theresa [mailto:Theresa.Landry@tbs-sct.gc.ca]
 Sent: Monday, 30, July, 2012 10:49 AM
 To: Lajoie Maj CJM@CMP DGCB@Ottawa-Hull
 Cc: Lukasik, Henryk
 Subject: RE: Depressed Market Assessments

Hi Carole.

Yes we plan to send back the documents.
 For records purposes, there are five folders -

- 1)
- 2)
- 3)
- 4)
- 5)

23/08/2012

00337

Would you please confirm that we send them to the following:

DCBA 2 Admin Clerk
 DGCB, 101 Colonel By Drive
 Ottawa, ON K1A 0K2

Thanks so much.

Theresa Landry
 Special Projects Coordinator | Agent de projets spéciaux Compensation and Labour
 Relations Sector | Secteur de la rémunération et des relations de travail Office of
 the Chief Human Resources Officer | Bureau du dirigeant principal des ressources
 humaines Treasury Board of Canada Secretariat | Secrétariat du Conseil du Trésor du
 Canada Ottawa, Canada K1A 0R5 Theresa.Landry@tbs-sct.gc.ca Telephone | Téléphone
 613-960-1993 / Facsimile | Télécopieur 613-952-3929 / Teletypewriter |
 Télécopieur 613-957-9090 Government of Canada | Gouvernement du Canada

-----Original Message-----

From: CAROLE.LAJOIE@forces.gc.ca [mailto:CAROLE.LAJOIE@forces.gc.ca]
 Sent: July 27, 2012 12:21 PM
 To: Landry, Theresa
 Subject: Depressed Market Assessments

Bonjour Mrs Landry,

Thank you for the assessments for depressed market for Edmonton (2009 and 2010),
 Medicine Hat (2011) and Calgary (2010). We received the decision letters dated 17
 July 2012 and signed by Mrs Kehoe.
 Could you let me know if the files will be returned to our office (this was done in
 the past along with the assessment decision)?

Thank you,

Carole

Carole Lajoie
 Major | major
 Director Compensation and Benefits Administration 2 / Relocation - Policy and
 Adjudication Directeur rémunération et avantages sociaux administration 2 /
 Réinstallation - Politique et arbitrage Director General Compensation and Benefits
 | Directeur général rémunération et avantages sociaux National Defence | Défense
 nationale
 Tel | tél (613) 996-9772 Fax | télec (613) 992-7930
 carole.lajoie@forces.gc.ca
 Canadian Forces Integrated Relocation Program (CFIRP) <<http://www.cmp-cpm.forces.gc.ca/dgcb-dgras/pd/rel-rei/cfirp-prifc-eng.asp>> | Programme de
 réinstallation intégrée des Forces canadiennes (PRIFC) <<http://www.cmp-cpm.forces.gc.ca/dgcb-dgras/pd/rel-rei/cfirp-prifc-fra.asp>>
 CBI 208 - Relocation Benefits | DRAS 208 - Prestations de Réinstallation

23/08/2012

00338

**Pages 339 to / à 342
are under consultation
sont sous consultation**