



**Federal Pre-Budget Consultations** – Recently, CHBA Acting President Ron Olson and Past President Victor Fiume appeared before the House of Commons Standing Committee on Finance to report on the performance and trends affecting Canada's housing industry. The presentation focused on the issue of deteriorating housing affordability, as housing costs continue to be driven higher by costs that governments impose. The central message was that homeownership affordability has deteriorated significantly. The CHBA told the Committee that, "given the current record low interest rates, access to homeownership is extremely positive. However, overall affordability levels, as measured by share of income required to purchase an average home, are markedly worse than in the decade prior to 2005." The Committee was told that the industry cannot continue to operate at full capacity economically if governments persist in using new homes as an ever growing source of revenue. The CHBA's annual pre-Budget report can be downloaded from the Members' Area at [www.chba.ca](http://www.chba.ca).

**Updating the Bank of Canada** - Leaders from the CHBA met this month with Mark Carney, Governor of the Bank of Canada, and his officials to review the state of Canada's housing industry.

**Altus Group's Reflections on Housing** – Following the recent meeting of the CHBA's Board of Directors, Standing Committees and Councils, the central message was caution. The CHBA asked the Altus Group to prepare a short analysis of housing market performance and what the industry may expect over the medium-term. The highlights were:

- The Canadian housing market is performing well in late 2011, but the risk environment is elevated
- There are both short-term and medium-to-longer term risks emerging
- Builders should continue to look for opportunities and bring innovative products to market, but make decisions with the elevated risk environment in mind, and understand that the world has changed.

The analysis was sent via Email to all Members and is also available in the Members' area of [www.chba.ca](http://www.chba.ca).

**Energy Efficiency in Housing and Small Buildings** - The Standing Committee on Housing and Small Buildings (SCHSB) met this month to finalize the proposed energy efficiency requirements to be added to the National Building Code. The SCHSB includes 4 builders plus one CHBA staff person, as well as several non-builder members of CHBA's Technical Research Committee. The package of new requirements will be the subject of public review in January and February 2012.

**Cleaning Up Former Brownfields Sites** – At the recent Urban Council meeting, Ed Charlton, Devon Estates Limited, presented a case study on several cleaned-up brownfield sites from Imperial Oil in prime locations that can now be used for a variety of new uses, including residential development. For more information, visit: [www.imperialoil.ca/Canada-English/workingwithus\\_assets\\_devon.aspx](http://www.imperialoil.ca/Canada-English/workingwithus_assets_devon.aspx).

**2011 CHBA National Awards** – Members of the national Board of Directors, local and provincial HBA Presidents and Executive Officers are encouraged to nominate an individual, or a HBA, for a prestigious national CHBA award. All of the entry forms and background material is available now in the Members' area of the CHBA website. The deadline for entries is December 16.

**Create and Transform in Mont-Tremblant** – The 2012 CHBA National Conference will be held from March 16-18, 2012 at the Fairmont Tremblant Resort in Mont-Tremblant, Quebec. Be sure to register by December 14th to take advantage of the reduced registration fee and to be eligible to win some great early-bird prizes:

- a 2-night stay at the fabulous Fairmont Tremblant Resort, including breakfast and dinner for two, with complimentary ski or golf for 2 days, for two people! This fabulous prize can be used anytime up to December 14th, 2012, subject to availability.
- one of two great prize packages courtesy of Stanley Black and Decker which includes the Grayson Handleset by Weiser and the Mystique Spring Kitchen Faucet by Pfister.

Visit [www.chba.ca/conference](http://www.chba.ca/conference) to register and for more details on speakers and social events.