



The BOMA Canada

THE BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) OF CANADA

REPORT

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BOMEX® 2008, BOMA Canada's National Conference and Exposition was a tremendous success again this year!

Held in Vancouver, British Columbia, from September 30 to October 2, 2008, BOMEX® brought together participants from all across Canada to enjoy timely education topics, informative panel discussions and several outstanding networking opportunities.

This year's theme was On the Road to Green and Gold, which represented striving for excellence. Whether the goal is to win a gold medal or to reduce our carbon footprint, it is important to be the best we can as individuals, organizations and communities. With environmental sustainability for commercial real estate on the forefront of the agenda, this year's event was the most environmentally friendly BOMEX® to date.

BOMA BEST

The next evolution of BOMA Canada's Go Green program, BOMA BEST, was launched on the first morning of BOMEX® by Chairman Ian M. Stewart. BEST stands for Building



Olympic Hero Silken Laumann



Lesley Heieis, Chair of the BOMEX® Management Committee, shows off her BOMA BEST gold medal!



Environmental Standards, and represents the mechanisms for common practices of environmental performance and management for the commercial real estate industry in Canada. The BOMA BEST certification builds on Go Green and Go Green Plus assessment tools by harmonizing these separate certifications into one program. It is the widely accepted National standard for companies seeking to improve the environmental efficiencies and increase the financial return that come from the greening of buildings while providing for a sustainable future. For more information on the BOMA BEST program, please visit www.bomabest.com.

EDUCATION

One of the key purposes of BOMA Canada's national conference is to provide high level education relevant to today's commercial real estate industry, and offer delegates information and tools that they can use, for the benefit of their firms and for their own personal growth. This was indeed achieved at this year's BOMEX®. These outcomes could not have been delivered, without the effort, energy and expertise of our many education panelists, Keynote and Plenary speakers.

Delegates discovered the BOMEX® spirit with esteemed Keynote Speakers: Olympic Hero Silken Laumann and Executive Vice President of Construction for the

2010 Olympic and Paralympic Winter Games, Dan Doyle. Plenary sessions were insightful and informative with focuses on building technology, costs and benefits of going green and economic trends in real estate. The unparalleled education sessions highlighted environmental sustainability, pandemic preparedness and the state of the real estate industry in Canada and globally.

WELCOME RECEPTION

BOMEX® is a fantastic opportunity for us to network with our colleagues from across the country. And 2008 was no exception with venues that showcased what makes Vancouver unique. On the first evening of BOMEX®, delegates enjoyed the Welcome Reception at The Vancouver Lookout at Harbour Centre. The Lookout sits atop Harbour Centre, which is one of the tallest buildings in Vancouver and British Columbia and provides a spectacular 360° view of Metro Vancouver's cosmopolitan downtown, bustling Coal Harbour and the majestic North Shore Mountains. It was the perfect backdrop to meet and greet old and new colleagues.

EXPOSITION

New for the 2008 Exposition was the opportunity for exhibitors to position themselves on the Green Road. By demonstrating a commitment to sustaining the environment through their products and services, these exhibitors are working towards a greener tomorrow. With more than 70 of Canada's leading product and service providers, the BOMEX® 2008 Exposition was a great success.

GALA

Congratulations to all BOMA Canada Office Building of the Year (TOBY) Award, Earth Award and Pinnacle Award recipients. The Annual BOMA Canada National Awards were handed out at the prestigious Gala evening on October 2. The national awards program recognizes the very best of the dynamic Canadian commercial real estate industry. These awards acknowledge the special efforts made by those in the industry whose leadership and hard work set new benchmarks and define the shape of things to come.

A special congratulations is extended to Sue Ziemski. Sue was the surprised and honoured recipient of the coveted Chairman's Award. The elegant gala evening included an interactive cocktail reception, exceptional fine dining, awe-inspiring entertainment and a dynamic master of ceremonies.

Winners of this BOMA Canada's National Awards may be eligible to compete in the International Awards, which will be presented at BOMA International's Annual Convention on June 28-30, 2009, in Philadelphia, Pennsylvania.

Read more about the BOMA Canada National Award Winners in our BOMA Canada Award supplement in this issue of Canadian Property Management.

CLOSING PARTY

The Vancouver Aquarium was the venue for the BOMA Canada Closing Party. Delegates had the opportunity to get up close and personal with the Aquarium's 70,000 amazing marine creatures while mingling with colleagues and enjoying the many gourmet food stations located throughout



BOMA Canada
Chairman, Ian M.
Stewart presents the
Chairman's Award to
Sue Ziemski.



San-Francisco style trolleys shuttled
delegates to the Closing Party.

the galleries. It was the perfect setting in which to wind down after a busy week at BOMEX®.

Throughout BOMEX® BOMA BC conducted a 50/50 draw with the proceeds going to benefit the Paralympic Foundation of Canada. The winner, Rob Trimble of Innovation Place in Saskatoon, Saskatchewan, was drawn by Mike Bishop, President of

BOMA BC. A special event will take place to present the Paralympic Foundation of Canada with the donation.

The BOMA Canada Board of Directors and the BOMEX® 2008 Management Committee would like to extend a thank you to all who participated in BOMEX® 2008 and to those who worked tirelessly to make it a huge success. We look forward to seeing you in Montreal

for BOMEX® 2009, September 22-24. Please contact BOMA Quebec for more information. www.boma-quebec.org

If you have any comments or suggestions regarding any element of BOMEX® 2008, please contact info@bomacanada.ca. Feedback from the industry is extremely important in the planning of future events and programs. 🇨🇦

22 to 24 September, 2009

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BOMEX® 2009

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BOMA Canada's National Conference & Exposition

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BOMEX[®] Golf Tournament



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The Annual BOMEX[®] Golf Tournament was held on September 30, 2008, at Furry Creek Golf & Country Club just outside of Vancouver, British Columbia, during BOMA Canada's Annual National Conference.

Golfers were treated to a perfect day at BC's most scenic golf course. Temperatures were above seasonal norms and the sun shone all day. Furry Creek perfectly captures the most spectacular qualities of the western side of the country. The course delivers an unforgettable experience with its panoramic ocean views, encounters with abundant wildlife, dramatic play and first-class facilities.

An event of this calibre would not have been possible without the generous support of the BOMA Canada National Golf Partners: Bentall Capital, Cadillac Fairview, GWL Realty Advisors and ThyssenKrupp Elevator.

Special Recognition needs to be given to the award winners:

Winning Foursome - Dana Shutt, Chuck Nervick, Lori Prymych and Eugene Federchuk

Runner-Up Foursome - Tony Astles, Kevin Hall, Mike Mysak and Sue Ziemski

Most Honest Foursome - Mark Csiffany, Giselle Gagnon, Darryl Neate and Jeff Taylor

Longest Putt - Kevin Hall

Men's Longest Drive - Chuck Nervick

Women's Longest Drive - Nathalie Couroux

Men's Closest to the Pin - Chris Welch

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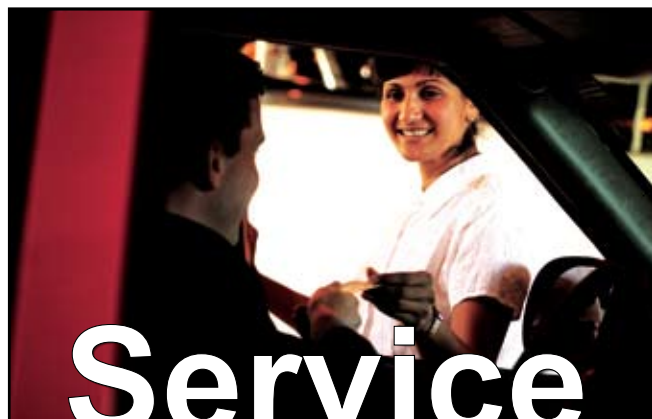
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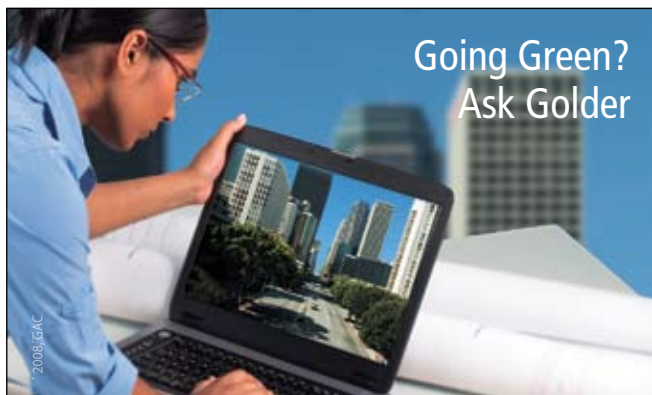
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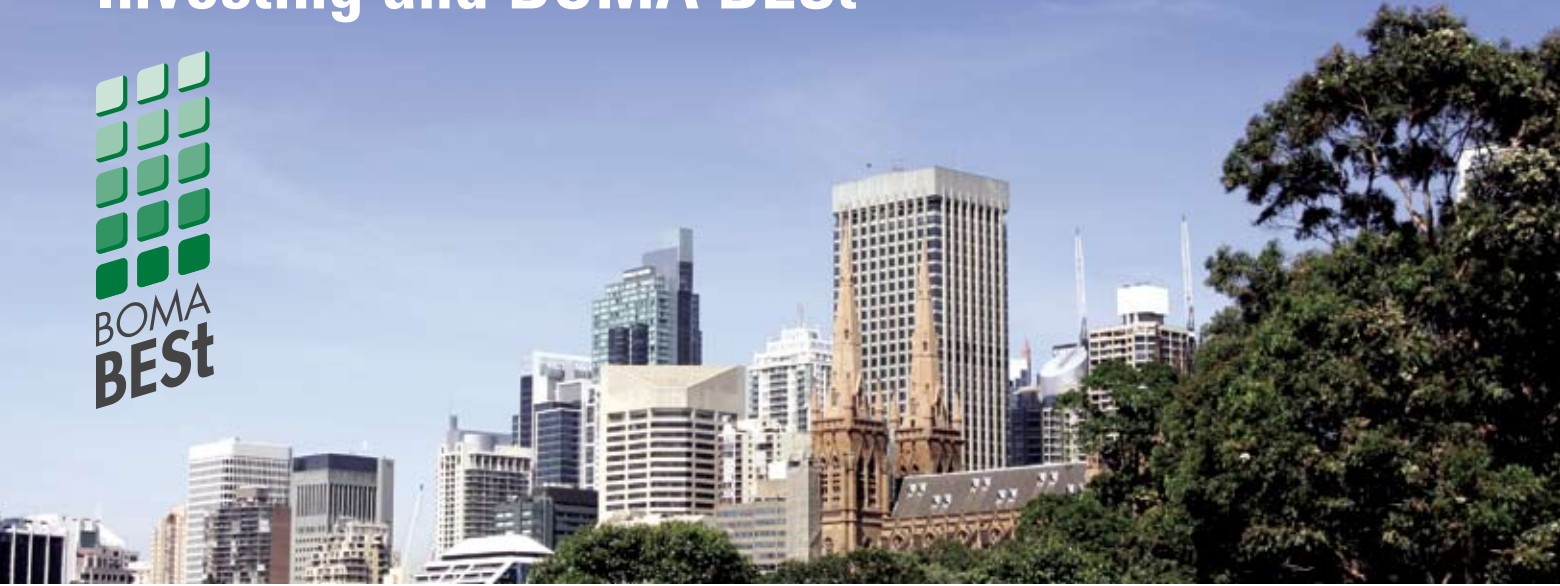


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Responsible Property Investing and BOMA BEST



Predictability of return and reduction of risk are important concerns for institutional investors and the commercial building management sector. Progressive and leading building owners and managers are wrestling with a growing number of questions about the sustainability and “greenness” of their property holdings. Answering these questions is the core value proposition of the Building Owners and Managers Association (BOMA) of Canada’s BOMA BEST - Go Green/Visez vert program.

When evaluating an investment property or leasing office space, consumers are focused on location, security, amenities, building prestige and, of course, pricing. As our society continues to become more environmentally aware, there is a demand for appropriate and enforceable “green” performance standards. BOMA BEST - Go Green/Visez vert, certification shows clients and tenants that management of the property is focused on sound environmental stewardship standards and practices.

A global discussion is coalescing around the idea of Responsible Property Investment or RPI; the key themes are tenant demand, impact on expenses, perceived risk and capital improvements.

This debate has evolved to the point where, earlier this year, leading international institutional investors joined with the U.N. Secretary-General to develop a set of principles incorporating environmental, social and governance issues into mainstream property

investment decision-making and ownership practices. The document has more than 360 signatories, (including bcIMC and Caisse de depot et placement du Quebec) representing in excess of U.S. \$14 trillion in assets. (See www.unepfi.org/work_streams/property/index.html for additional information)

Green building certification and energy conservation are important parts of both the UN and BOMA BEST programs. They provide rigorous and real evaluation as well as predictable, replicable reporting to existing building stock, that gives tenants and building owners’ confidence in the results.

So how does BOMA BEST - Go Green/Visez vert address the core RPI themes?


Tenant Demand – BOMA BEST - Go Green/Visez vert allows owners and managers to demonstrate the “green” performance of a specific building in a quantifiable way. Informed tenants can use this information to compare properties and be assured that they are basing their choices on substantive information. “For HOOPP, BOMA BEST means it is a greener property, that retain tenants and this keeps vacancy levels low,” observed Lisa Lafave, Portfolio Manager, Real Estate, Hospitals of Ontario Pension Plan (HOOPP).

Expenses – BOMA BEST -Go Green/Visez vert operational benchmarking and effective responses by building management, will result in an efficient property. In a typical investment

scenario, a property with a demonstrated lower net operating cost can be expected to retain more value than a less efficient property.

Perceived Risk – The certification process ensures that many areas of potential exposure are identified and minimized. When considering value retention across a suite of properties, a BOMA BEST - Go Green/Visez vert ranking provides a consistent value against which other competitive investment properties can be compared.

Capital Improvements and Management – Properties owners who have invested in newer infrastructure, which can be expected to result in lower energy and water consumption, are rewarded in the BOMA BEST - Go Green/Visez vert system. For example the Toronto Dominion Centre invested in conservation measures that reduced energy consumption by 27 per cent over a seven year period. A building managed in this manner can be expected (depending on the investment climate) to lose value more slowly, or gain value more quickly, than a superficially comparable but lower performing building.

BOMA BEST - Go Green/Visez vert is responsive to “green” improvements, allowing buildings to ascend the “green value ladder” more quickly and predictably and strongly reflects the themes of Responsible Property Investing. 

To learn more about BOMA BEST go to www.bomabest.com



BOMA Canada wishes to acknowledge and thank our 2008 National Partners

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