

February 2011

BuildersVoice

A PUBLICATION OF THE MANITOBA HOME BUILDERS' ASSOCIATION

KITCHEN, BATH & RENOVATION SHOW

2011 was indeed the biggest and the best KBR Show ever! Sarah Richardson, hostess of Sarah 101 on HGTV wowed the crowds with her practical, endearing and inspiring approach to interior design.

MHBA renovators designed and constructed a new booth for the show. It too was a real hit – interactive, friendly and inviting.

Consumers lined up to ask renovators to help them solve their Renovation dilemmas.

The crowds enjoyed the many excellent booths and exhibitors were delighted to showcase their products. It was indeed the best KBR show ever!



HOME EXPRESSIONS

Our 37th annual Home Expressions Show is fast approaching. Mark your calendar – March 31 – April 3. This show will offer you all of the newest and the best ideas in design, décor and outdoor living. Visit the fine arrangement of booths on three floors and find all your answers to updating your home with kitchens, baths, appliances, electronics, home furnishings, lifestyle products, fashion, living green and more! Exhibitor booths are still available! Book yours now!



Our featured guest this spring is Mike Holmes – Canada's most trusted contractor – the man whose mission is to "Make It Right". The #1 show on HGTV Canada, Holmes on Homes, is hosted by this award winning contractor. The Garden Court on the third floor will awaken your senses – eye popping colour and aromatic scents. Soak up the landscaping and know that spring is just around the corner.

For further information visit the website at www.homeexpressions.ca or call the office at 925-2563.

SPRING PARADE OF HOMES GOES DIGITAL!

In an attempt to bring more life to the renderings of the homes listed in our Parade magazine, we will show either a colour photo of the exterior of the house or the Winnipeg Free Press will colourize the black and white rendering.

The Parade Committee has also introduced QR code technology to the Parade listings. The QR code will take consumers to a mobile page which will feature four photos of the exterior and/or interior of that home, or to a WFP TV video.

We are very excited about this new phase of the Parade magazine. These innovations are just the start of many new ideas to help promote the Parade. Check out our magazine – available on Saturday, March 5. with a click on your smart phone you can access this new digital media in a second.

To view an example, please download the BlackBerry app ScanLife onto your phone and click on the barcode to the right following these instructions:

- 1) Position your phone so that you can see the barcode in the screen and so that it fills about half the screen.
- 2) If one of the soft keys displays the word, “Click” you will need to click that key or the center key to scan. Otherwise the code will scan automatically.



Note: This video was provided to us by Randall Homes.

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AIR BARRIER RODEO

The Manitoba Building Envelope Council (MBEC), the Manitoba Chapter, Canada Green Building Council (MBCaGBC) and Red River College are holding a hands-on, first ever in Canada, Air Barrier Rodeo Workshop to explore the design, installation and performance of various air barrier assemblies on **Wednesday, March 2, 2011** at the **Red River College, Notre Dame Campus**. The purpose of the Rodeo is to give the participants a creative venue for information and technology exchange related to air barrier construction and testing.

You may register as an individual or as a team of 2 or 3. Teams may consist of any combination of professionals including architects, engineers, technologist, contractor's sub-trades, or other industry members.

The Rodeo will consist of a maximum of 12 teams of four tasked with the design and installation of their assigned air barrier assembly onto a pre-assembled 8' x 6' panel that will include a window penetration, masonry ties, and other typical envelope penetrations. The panels will then be tested for air leakage and the winning teams will be issued a prize.

For more information phone 943-1023 or contact the office at admin@mbcagbc.org

13TH CANADIAN CONFERENCE ON BUILDING & SCIENCE TECHNOLOGY

To learn about the Future of the Building Envelope . . . Building Upon Our Past, plan to attend the conference May 10 – 13, 2011. There will be over 30 speakers from five countries.

For further information visit www.becwinnipeg2011.com

NEW MEMBERS

Welcome to the following new members:

Frosty's Heating & Cooling

Contact: Chris and/or Rachelle Lamb

P.O.Box 4, Group 45, R.R.1

Anola, MB R0E 0A0

Ph: 204) 470-6239 Fax: 204) 755-2345

crlamb@mts.net

www.frostysheatingandcooling.ca

Supplier-HVAC

Gienow Windows & Doors

Contact: Ken Slobodian

281 Maddock Avenue

Winnipeg, MB R2V 4T4

Ph: 998-8207

kslobodian@gienow.com

www.gienow.com

Supplier: Windows & Doors

Watch for further notice regarding a
March Meet & Greet – Stand Up Mixer
At this event we will welcome new members
to our Association

UPCOMING EVENTS

February 15 & 16, 2011
**New Home Sales Agent
Course**

Norwood Hotel

February 18, 2011
Sales Awards Night
Delta Hotel

March 1, 2011
New Home Buyers Seminar
Caboto Centre
March 18, 2011

March 18, 2011
Annual Curling Bonspiel
Heather Curling Club

March 5 – 27, 2011
Spring Parade of Homes

March 31 – April 3, 2011
Home Expressions Show
Winnipeg Convention Centre

April 8,
**Spring Parade of Homes
Awards Dinner**
Hotel Fort Garry



CORRECTION

We apologize for the error in address information in the 2011
Directory. Please note the following change:

KDR Design Builders
2-282 St. Anne's Road
Winnipeg, MB R2M 3A7

MASTER BUILDER/MASTER RENOVATOR COURSE

Back by popular demand! Many members have indicated an interest in obtaining a Certified Master Builder/Renovator certificate. The MHBA has met with Building Professional Inc., to undertake the curriculum again this spring.

The certification program consists of two separate designations:

Certified Housing Professional (CHP) – granted to **an individual**

Certified Master Builder/Renovator – granted to a **home building/renovating company**.

The dates for the course are: February 28 & March 1; April 5 & 6; April 19 & 20; April 26 & 27. All sessions will be held at the Caboto Centre, 1055 Wilkes Avenue beginning at 8:00 a.m. and continuing through to 5:00 p.m.

If you would like more information please contact Janet at 925-2578 or jconstable@homebuilders.mb.ca. Registration deadline is February 18, 2011.

WATCH FOR FURTHER ANNOUNCEMENTS

March 9, 2011 Meet and Greet – an opportunity to mix and meet our newest members

May 18, 2011 Dinner Meeting – Habitat For Humanity Fundraiser and to acknowledge those who have been members of the MHBA for 25 years.

More information to follow.

BUILDING SUPERVISOR COURSE

There were eighteen students who graduated from the Building Supervisor Course held recently at the Construction Sector Council on Waverley. As per the mandate of the Education & Training Committee, the MHBA in partnership with the Manitoba Construction Sector Council offering a Building Supervisor Certification Course to its members. The course consisted of thirteen modules totaling 41 hours.

Upon completion of the course the graduates were feted to a pizza lunch and presented with certificates. Congratulations to the following:

Todd Boss of KDR Design Builders
Lasse Gronli and Matt Wickstrom of Hearth Homes
Matthew Tombs of Best Price Railing
Ron Grestschman and Matthew Budyk of StreetSide Development
James Storey of Discovery Homes
Chris Lemay of Kensington Homes
Paul Wollmann, Ray Claeys, Richard MacGillivray & John Brnjas of A & S Homes
Paul Nielsen of Oswald Construction
Albert Giesbrecht and Mark Waznesensky of G & E Homes
Peter Schmidt and Derek Vogt of Vogt Building Construction
Helder Neto of Olympic Builders



PRESIDENT'S MESSAGE



What You Need to Know about Changes in Mortgage Rules

There has been a lot of talk and even more confusion concerning the series of changes to mortgage regulations last month. The three main changes were the lowering of mortgage length from 35 to 30 years; the reduction of limits of home equity borrowing from 90% to 85%; and the removal of government insurance backing on home equity lines of credit.

The item that received the most ink was the lowering of mortgage length from 35 to 30 years. This was done in response to concerns raised about the increase in household debt in Canada. This is a legitimate concern and one worthy of action from the government. This regulation change was not aimed at any problem in Manitoba, but rather those provinces where most of Canada's population resides and the average price of a home is three to four times the price here.

There are a variety of ways of interpreting the reduction of the mortgage amortization period from 35 years to 30 years. On one hand, with a shorter pay period, monthly payments will undoubtedly increase. Preliminary estimates on these costs are between \$70 - \$100 per month. However, by shortening the amortization period by 5 years, the consumer may actually end up paying the same or less on interest fees over that 5 year period. A prominent local financial institution prepared some calculations for the MHBA on these changes and estimated that over the 30 year period, the difference in overall cost to the consumer is \$.34 cents per \$1,000 of mortgage.

It is business as usual here in Manitoba. Nothing has changed in CMHC backed mortgage insurance; nothing has changed in the diligence done by Canadian financial institutions regarding qualifications for loans; and nothing has changed in interest rates and mortgage rates. For those seeking CMHC insurance, the 5% down payment qualification level remains intact. Our financial institutions will maintain their outstanding diligence in assessing each application individually. Long term fixed rates are still at a terrific level.

It is all of our duty to ensure that our staff, our sales staff, our suppliers and our contacts know that it is still a fantastic time to buy a new home and to be able to clarify any confusion regarding recent changes in mortgage regulations.