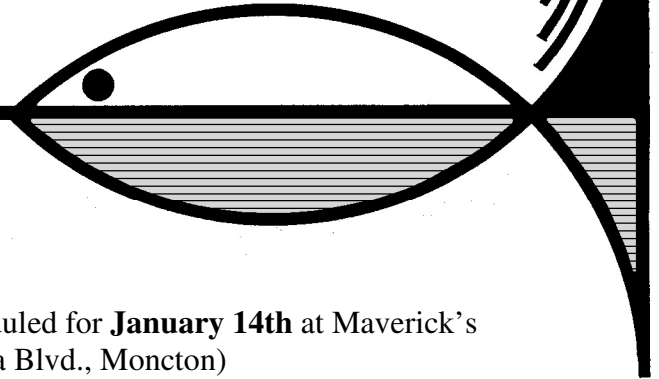


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ASHRAE
NB PEI CHAPTER



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Ken Martin, Robert McEwen,
David Samuel, Christopher
Sanderson, Yves Savoie
Chris Thompson,
John Willden

The next Chapter meeting is scheduled for **January 14th** at Maverick's Steakhouse & Grille (40 Lady Ada Blvd., Moncton)

This month's meeting will feature a presentation by Jeffrey R.F. Delaney. Jeffrey will speak on the **Mechanic's Lien Act**.

A social hour will begin at 5:00 PM with a cash bar, followed by the presentation at 6:00 PM, and dinner at 7:00 PM.

Executive Meeting Notice

A reminder to the Executive, Board of Governors, and the Committee Chairpersons that the Executive meeting will start at 4:00 PM at Maverick's Steakhouse & Grille. Please note the change in time.



Jeffrey R.F. Delaney - Lawyer

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Speaker Biography:

A member of the New Brunswick Bar since 1988, Jeff moved to Moncton in 1989, after completing his articles in Campbellton, N.B. He has developed a practice in Construction Law and Insolvency, as well as Commercial Litigation, Property and Wills and Estates. He joined Bingham Law in 2007.

Jeff served for a number of years on the New Brunswick Council of the Canadian Bar Association and was chairman of its Construction Law Subsection. He also served on the Continuing Legal Education Committee. Jeff is a member of the Moncton Northeast Construction Assoc. and has provided several presentations and seminars on its behalf. He is a Past-President of the Moncton City Club and has been involved with the Duke of Edinburgh Awards, Block Parent Assoc. and Crimestoppers.

Jeff received his Bachelor of Arts in 1984 and his law degree in 1987, both from the University of New Brunswick. He is the father of a young family and, in what little time remains, enjoys hockey and salmon fishing.

Areas of Practice:

- Litigation Group
- Business Law Group

Areas of Law:

- Civil Litigation
- Construction Law
- Shareholder Disputes
- Secured & Unsecured Creditor Recovery
- Corporate & Commercial Law
- Residential and Commercial Real Estate
- Wills, Estates & Trusts
- Mechanics' Liens
- Debtor & Creditor Law
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Chantal Daigle Verrier, P.Eng., LEED AP, CMVP
Manager | Energy Practice | Moncton

SUMMARY OF DECEMBER 2013 MEETING:

Presentation website: <http://www.ashraenbpei.com/main.htm>

December meeting was a presentation by Jan Keirstead of Century 21. The presentation highlighted the various factors that contribute to the trends in Greater Moncton Real Estate and Housing Market. Changes in the Industry which included Technology, Financing, Home Inspections, Current Issues such as Mold, Asbestos and failing well water tests.

There are changes in the financing rules where home buyers must have a down payment of at least five percent of the home purchase price and Canadians can now borrow a maximum of 80 percent of the value of their homes when refinancing.

RRSP Program

- The Plan allows homebuyers to borrow up to \$25,000 from their RRSP for a down payment.

Home Inspections are highly recommended

- Condition of contract
- Learning tool for home buyers
- Point out deficiencies that are deal breakers
- Usually can be rectified and overcome
- Big Issues: Mold and asbestos

Well Water should be tested twice a year because of Biological Threats, Cross, Contamination, Gray Water/Pesticide/Petroleum, Ground Water Infiltration

Housing Market Drivers and Outlook

This section of the presentation talks about:

- Total employment, labor force and unemployment rate
- Annual employment growth
- Annual employment change by age group
- Annual employment change by employment type
- Provincial migration to Alberta
- Net migration 2002-2011
- Net migration by county 2006-2011
- International migration by county 2006-2011
- Percentage share – international migration 2002-2011
- Net migration Greater Moncton 2000-2012
- Net- migration by age group greater Moncton (2000-2011)

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Multi-Residential/Rental Market

This section of the presentation talks about:

- Apartment Starts 2000-2013
- Apartment starts as historical perspective and as a percentage of multiple starts
- Rental market
- Vacancy rate by submarket
- Private apartment average rent (\$) by unit
- Private apartment average rent (\$) by submarket
- Semi-Detached starts- historical perspective
- Single- Detached vs. Semi-Detached Starts
- Semi-Detached starts by submarket
- Percentage of absorbed semi -detached units by price range
- Condominium starts as a percentage of multiply starts

New Home Market – Single Family Home

This section of the presentation talks about:

- Single –Detached starts
- Single –Detached starts historical perspective
- Single start and unabsorbed single-detached units
- Single starts by submarket
- Average new home price

Resale Market

This section of the presentation talks about:

- MLS unit sales for Moncton from Jan 81 to Jan 13)
- MLS sales by submarket (Moncton City, Dieppe City and Riverview Town)
- Average MLS sales price (Moncton)
- Annual price growth % for Moncton 2001 to 2013
- Average MLS price by submarket (Moncton City, Dieppe City and Riverview Town) 2012 and 2013
- MLS sales by price range for Moncton 2012 and 2013
- Percentage change in MLS sales by price range for Moncton
- New listings for Moncton form 2000 to 2013
- New Listing (% change) for Moncton from 2001 to 2013
- Average days on the market
- Sales to new listings ratio
- Resale market classification for Moncton
- Outlook for the 2013/2014 years

MEMBERSHIP:

The Chapter would like to recognize the following NEW Members:

**Stuart Jay Tucker
Dan O'Connor**

SOCIAL EVENTS:



ASHRAE NB/PEI CHAPTER AFTERNOON OUT WITH THE MONCTON MIRACLES

The Moncton Miracles vs The Saint John Mill Rats

Date and Time: Sunday, February 2, 2014 @ 2:00 PM

Information & Registration: <http://www.ashraenbpei.com/Miracles.html>



ASHRAE NB/PEI CHAPTER AFTERNOON OUT WITH THE MONCTON WILDCATS

The Moncton Wildcats vs The Halifax Mooseheads

Date: Sunday, February 9th, 2014 @ 4:00 PM

Information & Registration: <http://www.ashraenbpei.com/Wildcats2014.html>



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NB/PEI ASHRAE Chapter Meeting Schedule 2013/2014

January 14, 2014

Topic: Mechanic's Lien Act

February 11, 2014

Topic: Low Temperature Heating / LEED

March 11, 2014

Topic: Dehumidification for Natatoriums and Ice Rinks

April 8, 2014

Topic: Distinguished Lecturer – David Underwood

May 7-8, 2014

MEET Show

June 10, 2014

Topic: To Be Announced

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Gary Hoadley
Senior Mechanical Engineer



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