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PROPERTY MANAGEMENT INC.

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NADLAN-HARRIS WINTER NEWSLETTER

MESSAGE FROM THE PRESIDENT

With the Holiday Season upon us and the New Year approaching, The Nadlan-Harris Family wants to wish you all a VERY HAPPY HOLIDAYS and A SPLENDID NEW YEAR! We hope that 2025 will be just as, if not more successful than 2024

Sincerely,

Liron Daniels, President

R.C.M., P.P.L., B.E.S., O.L.C.M, C.P.M



COMPANY NEWS

We encourage residents to log into your community website and use the fantastic features. It is a great way of connecting with the community. NEW features such as mobile access and consent to receive electronic communication have been implemented.



IN THIS ISSUE:

- CAO expands director training
- Introducing the World's Most Innovative Solution to Pavement Deficiencies and Land Surveying
- Condo listings soar across Canada
- Helping condos stay afloat during a flood
- Condominium Repiping: A Second Wave of Plumbing Failure



CAO EXPANDS DIRECTOR TRAINING

The Condominium Authority of Ontario's (CAO) newly launched Director Training 2.0 expands upon previous programs with two brand-new modules for communication and conflict resolution.

The update also refreshes content, provides tools and tips to better equip condo boards for their roles and responsibilities, and features a self-assessment module so directors can understand what areas to revisit in their learning path.



The CAO also introduced a new Condo Director Competency Framework that includes a reference list of skills and further development materials to support ongoing growth.

"Directors told us through surveys and consultations that more in-depth education was needed to better support them in their important roles and responsibilities, particularly now that 1.71 million Ontarians call condos home.," said Condo Authority CEO and Registrar Robin Dafoe. "There are more than 45,000 active condo directors in the province and I'm proud that this new training delivers just that, while also enhancing consumer protection and support for all members of Ontario's condo communities."

All Ontario condo board directors must complete the training within six months of starting their term going forward unless they've already finished the mandatory training within the past seven years. The free, self-paced training is available to anyone interested and can be accessed on CAO's website.

<https://www.reminetwork.com/articles/cao-expands-director-training/>



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INTRODUCING THE WORLD'S MOST INNOVATIVE SOLUTION TO PAVEMENT DEFICIENCIES AND LAND SURVEYING


An X-Ray Before You Operate:
Revolutionizing Parking Lot Paving
They say that first impressions last a lifetime; this is still the case when it comes to condominiums. A condo's parking lot is typically the first thing a visitor sets foot on, and a cracked, uneven surface speaks volumes. The condition of the asphalt shows how well a building is cared for and maintained, and hints of healthy financial planning.




Potholes, pooling water, dips and depressions: it's inevitable these issues will arise. When the time comes to repave your parking lot the work is dependent on budget and weather conditions.

From a contractor's perspective, a paving project typically begins with a manual survey and stake-out of the current asphalt conditions. This takes time and involves taking photos, reviewing site maps, and evaluating square footage by using measuring wheels.

Now, new technology is changing the playing field for surveying mechanisms. An innovation known as "SmoothRide" is now available in Ontario, allowing for very accurate, 3D surface scanning of paved areas. Forest Contractors Ltd. is the first in Ontario to offer SmoothRide scanning for roads and is believed to be the first worldwide to be using the innovation to redesign parking lots!

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Originally designed for roadways, SmoothRide is the first tech to combine Geographic Information Systems (GIS) and the Global Positioning System (GPS) into a unique paving solution. SmoothRide is designed to optimize the planning, design and execution of road and parking lot repaving projects, making them easier, more cost-effective, consistently better quality, and less hassle to manage from a disruption perspective.

How it works:

Lidar scanning components are installed on Forest Contractor trucks. Using laptops to collect data, the full scope of the paved area is driven at the speed of moving traffic. Over 8500 data points per second are gathered.

After the parking lot or roadway is scanned, the data is uploaded into the SmoothRide software. The information is then provided to a designer who manually designs the paving requirements based on desired thickness, final grading, and smoothness requirements, and who can then optimize how much asphalt is initially removed and later put back.

Milling, Paving, and Compacting work begins. Machines equipped with GPS are used to perfect grading to the nearest millimeter, to optimize elevations, and ensure that the thickness of asphalt and sub-base assures its maximum lifespan. Increasing the lifespan of asphalt means less asphalt repair long-term!

SmoothRide can increase a paving project's efficiency through:


Quicker production speed Cumbersome and expensive manual surveys are no longer needed; the time to mill, grade, and pave is shorter, and there's greater confidence in the work being undertaken.

Improved Accuracy and Visual Reporting


Elevations are optimized and accurately designed at a 1.5-2% slope towards local drainage. Smoothness levels can be made-to-measure using SmoothRide's adjustable settings. GIS and GPS technologies reduce risks of human error and deficiencies.

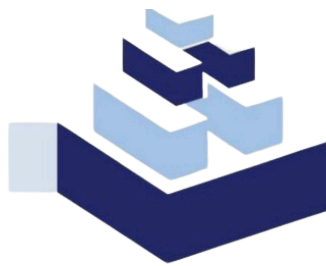
The software provides mapped reporting of the existing paving's condition, allowing Property Managers a better understanding of issues, and a detailed report to share with the Board or engineers and consultants.

SmoothRide reports provide a benchmark that can be referred to in follow-up years to see how the successful repair work has been sustained.

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Reduced Costs & Timelines

With a better understanding of what's below the surface, the amount of asphalt removed and subsequently dumped at waste facilities is significantly lowered, and less new asphalt is used for the repaving process. This is better for the environment and better for the budget.

The improved fuel economy reduces each project's carbon footprint, and since the mapping designs provide better project certainty, it is easier to schedule the project within a firm timeline, making it less burdensome for those affected by the work.

Increased Sustainability


SmoothRide Solutions optimizes the removal of old asphalt, minimizing the disposal of millings, and reducing the use of excess asphalt. The prolonged lifespan of the asphalt, coupled with the elimination of deficiencies and efficiency optimization, results in reduced overall waste on each project. The enhanced efficiency in work completion times also contributes to increased fuel economy and improved air quality, ultimately mitigating Forest's asphalt plant emissions, and Forest's environmental impact associated with construction activities.

In cases where there are specific problem areas that may not warrant a full repaving project, SmoothRide makes it possible to complete a partial asphalt removal without removing asphalt in low areas, thus allowing for a sufficient slope to be created. This can significantly decrease overall costs to a client and is almost impossible to achieve using traditional surveying methods.


Forest Contractors Ltd. Are the first to offer this unique, innovative technology in Ontario. To book a visit with a site representative, or to find out more, please contact 416-951-2159 or visit www.forestgroup.ca

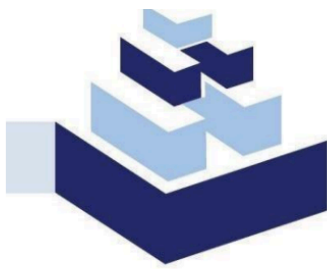


<https://www.reminetwork.com/articles/worlds-most-innovative-solution-pavement-deficiencies/>

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CONDO LISTINGS SOAR ACROSS CANADA


Condo listings have surged across seven major urban centers, as highlighted in the 2024 RE/MAX Canada Condominium Report, which analyzed condo activity from January to August 2024.

Increased demand is anticipated as we approach the fourth quarter and early 2025. The report indicates that inventory levels were highest in the Fraser Valley at 58.7%, followed by Greater Toronto at 52.8%, Calgary at 52.4%, Ottawa at 44.5%, Edmonton at 17.7%, Halifax Regional Municipality at 8.1%, and Vancouver at 7.3%.


Surprisingly, values have remained stable despite the rise in listings, with notable gains recorded in Calgary (15%), Edmonton (4%), Ottawa (2.3%), Vancouver (1.9%), Fraser Valley (1.9%), and Halifax (1.2%).

In Greater Toronto, however, the average price fell short by two percent compared to last year. Sales in Alberta increased due to in-migration from other regions, with Edmonton experiencing a remarkable 37% rise in the number of condos sold, marking its best performance in five years. Calgary followed with a more modest increase of 2.6% compared to 2023, while other markets saw a decline in home-buying activity within the condominium sector.



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High interest rates and stringent lending policies pummelled first-time buyers in recent years, preventing many from reaching their home-ownership goal, despite having to pay record high rental costs that mirrored mortgage payments,” RE/MAX Canada President Christopher Alexander said in a press release. “The current lull is the calm before the storm. Come spring of 2025, pent-up demand is expected to fuel stronger market activity, particularly at entry-level price points, as both first-time buyers and investors once again vie for affordable condominium product.”

Edmonton and Calgary remain in seller’s market territory, while conditions are more balanced in Greater Vancouver, Fraser Valley, Ottawa, and Halifax. These markets will likely transition in 2025. Toronto may be the last to emerge from more sluggish conditions, however, Alexander notes that it’s a market that has been known to turn quickly. Absorption rates will be a key indicator. Certainly, the market forces of supply and demand always prevail, so some neighborhoods will fare better than others. Of note in Toronto, prices have likely bottomed out and that’s usually evidence that a turnaround is in sight.

The current uptick in inventory levels is drawing more traffic to listings, yet buyers remain somewhat skittish across the country. The first two Bank of Canada interest rate cuts did little to entice prospective homebuyers to engage in the market, given the degree of rate increases that took place. However, with further rate reductions expected and policy adjustments to address affordability and ease entry into the market, activity will likely start to climb, particularly among end users.

“Even in softer markets, hot pockets tend to emerge,” says Alexander. “In the condominium segment, we’re seeing a diverse mix among the most in-demand areas, ranging from traditional blue-chip communities to gentrifying up-and-comers, as well as suburban hot spots. Condominiums in choice recreational areas were among the markets posting stronger sales activity—a trend that was also reflected in our single-detached housing report issued earlier this year.”

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RE/MAX also found that investor activity has stalled in most markets. The slowdown is more evident in Greater Toronto, where up to 30 percent of investors have experienced negative cash flow on rental properties as mortgage carrying costs climbed, according to analytics by Urbanation and CIBC Economics. Investor confidence is expected to recover in the months ahead, as interest rates fall and return on investment (ROI) improves.

In Edmonton, supply is outpacing demand. Investors in Edmonton have been actively revitalizing condominium stock and renting it out for a top dollar, while out-of-province developers and builders have been motivated by Edmonton's lower development costs and lack of red tape.


Immigration to Canada and in-migration/out-migration from one province or region to another is expected to prompt future demand for condos. Canada's urban population has also been climbing consistently with an estimated 80 percent of Canadians residing in urban centers. Increasing density and urbanization, along with more population growth is expected to support the long-term outlook for condo activity nationally.

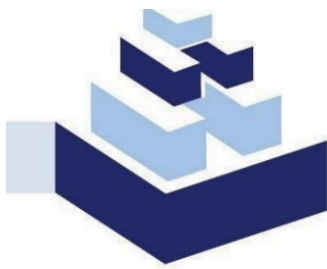
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<https://www.reminetwork.com/articles/condo-listings-soar-across-canada/>

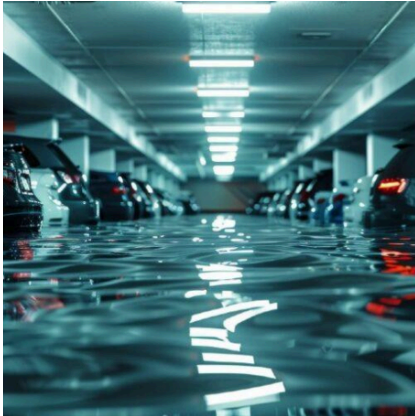
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HELPING CONDOS STAY AFLOAT DURING A FLOOD



Recent water-related events in the GTA underscore proactive measures

The immense flooding that occurred recently across the Greater Toronto Area led to massive evacuations and widespread power outages. This is just one example of the increasing severity of natural disasters. Whether a result of climate change, urban expansion, or inadequate city planning, one thing is clear: the potential for water-related disasters is real.

But it doesn't only take big storms to cause major problems for a residential community. Smaller-scale events such as fires, burst pipes, or power outages can be extremely challenging for several reasons.

Perhaps most important is the leadership structure in residential communities. Communities and associations typically don't have the same type of central, onsite management as office buildings, nor are they guided by the same regulations. This can create much confusion when developing and maintaining an emergency response plan.

So, how can these situations be handled in condo buildings or managed communities? There are four basic steps that those responsible for a property need to take to help manage disasters effectively to get residents back into their units as soon as possible.

1. Establish leadership

Every good military and police operation has a strong central command because it helps control the flow of information and the allocation of resources. Good disaster response is no different.

Defining jurisdiction will help prevent paralysis following a flood and improve the chances of effective management of the recovery process. When a condo building's parking garage is flooded, who manages the disaster? Is it a property manager? The condo board? Or is there a separate committee that deals with these situations?



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Before a condo is hit with an unexpected event, establish management responsibilities and clearly communicate this to residents to streamline the response process. Also, make residents aware of where the building's responsibility ends and the unit owner's responsibility begins.

2. Develop and test plans


Office buildings are mandated to develop emergency preparedness plans and conduct evacuation drills. But that's not always the case for residential buildings. Condo buildings are required to test and maintain a working emergency alarm and fire escape plan, rarely more.

Developing and testing an emergency preparedness plan is undoubtedly in the best interest of both the property manager and residents. If a disaster hits, condo buildings should immediately put that plan into action. This includes issuing clear evacuation orders and enabling the flow of people out of the building in a safe, controlled manner. It also includes clear guidelines and 24/7 contact information for service providers such as plumbers, restoration firms, and electricians.


3. Communicate next steps

Communication is often the first thing to collapse during an emergency. Having clear and strong leadership helps, but much more can be accomplished.

Residents should know what will happen after an evacuation order is issued and whom to contact about next steps. The condo board, the property manager, or the decision maker, needs to distribute news via their website, email, social media, and some other agreed-upon communication, such as SMS so that residents are aware of the situation in their building. Also, pre-determine alternate meeting places so residents know how to contact management.

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4. Mobilize resources

After a disaster hits a residential building or community, specialized resources should be quickly mobilized to properly mitigate damage and start a safe and healthy path to recovery. Depending on the size of the flood, these resources could include restoration specialists, plumbers, electricians, and specialized equipment for dehumidification and temporary power generation.


Management can have a professional restoration provider on speed dial who will arrive immediately, assess the situation, and enact an emergency mitigation plan. The sooner this process begins, the sooner residents can begin returning home. The best scenario is to have a partnership with a disaster restoration company already in place.

Failure to bring in specialists could result in individuals taking incorrect actions, possibly endangering residents as well as lengthening the recovery timeline. Often, these professional service providers will be able to map out and track the progress of the recovery, therefore speeding up the insurance claim process.


When it comes to disaster management in residential buildings and communities, the mandated minimum is far from good enough. By establishing leadership, developing, and testing plans, communicating the next steps, and mobilizing resources, Managers and communities will be far better equipped to respond to disasters and restore their properties.

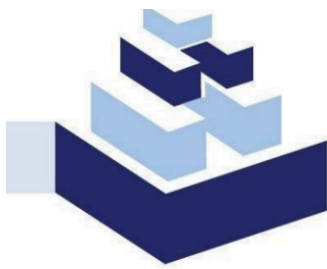
As the saying goes, "An ounce of prevention is worth a pound of cure." In the case of water damage, several hundred dollars in preparation can save tens of thousands in restoration and repairs.

<https://www.reminetwork.com/articles/four-steps-condos-stay-afloat-flood/>

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CONDOMINIUM REPIPING: A SECOND WAVE OF PLUMBING FAILURE


The second wave of plumbing failure has arrived. First, it was Kitec, which caused chaos and floods in buildings due to the use of two dissimilar metals in the plumbing system. And now there's another system raising eyebrows, and budget expenditures.

Although on a smaller scale, the newest pandemic in plumbing failure is epoxy-lined plumbing pipes. Around 2010, building owners began relining rather than replacing their piping to save costs. Now, the epoxy linings are failing, causing major blockages in the water and heating systems. A temporary repair to unblock the lines can cost tens of thousands of dollars, and even though fan coil units and heat pumps are often the responsibility of the individual unit owner, buildings with epoxy-lined heating or air conditioning risers are discovering that since the deficiency lies outside of the unit boundary, the corporation could be responsible for the repair or replacement of the fan coil or heat pump.


"We are finding in some of the newer buildings with epoxy piping that the risers are failing prematurely and causing leaks, some of them catastrophic," says Mark Cohen, founder of Jermark Plumbing and Mechanical, a company which specializes in high-rise properties. "And we're finding a lot of older buildings with copper piping are also starting to fail."

According to Cohen, the industry is currently incredibly busy due to work previously delayed during Covid. "The industry is still trying to catch up, and the cost to repair water damage is escalating," he says.

How to Choose a Repiping Company
While the process of repiping is invasive for residents, the work is a lot less intrusive and damaging than the possibilities resulting from a flood. Residents will feel more comfortable if they have confidence with the contractors doing the job, and for those receiving and reviewing quotes, that means spending time qualifying the right companies for the job and not jumping at the cheapest pricing.

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"I always recommend an engineer be hired and consulted to investigate," comments Cohen. When the work goes to tender, he urges a Board of Directors to consider the following:

Length of Time in Business: Many new companies try to enter this market and fail, he says, suggesting the company chosen should have experience repiping buildings for "at least 15 years, if not longer."

Master Plumber's License: Does the principal of the company hold their Master Plumber's license or are they renting one from someone who may not be working daily for the company? A Master Plumber's license is needed to get a business license with the City of Toronto. "Some companies reside outside of Toronto as a way to sidestep the credentials," Cohen warns.

Ontario College of Trades membership: Insist on having a copy of each plumber's Ontario College of Trades membership number, and verify they are working for the company you are using.


No Sub-Contracting: Ensure the company does not subcontract the plumbing portion of the project. Make sure this is stated in the tender documents directly.

Make the "A" list: Newer companies with less experience may have challenges completing large projects on time. Ask the "A-listers" to tender the project.

Ten-Year Warranty: Request a 10-year warranty on the piping in the tender documents.

Despite the known issues with some times of piping, a few buildings have held out and not yet replaced the piping due to the cost and being underfunded. According to Cohen, this is now creating an issue with insurance companies. "Some buildings are being told that coverage for flood is not offered, or the cost of their deductible is increasing to hundreds of thousands of dollars."



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Suppose you're starting to see four or five leaks in one month. In that case, Cohen recommends consulting with an engineer to determine the severity of the problem: "Even if your Reserve Fund says you don't need to repipe your building for another twenty years—if you're getting leaks—you need to deal with it."


Understandably, a Board of Directors may feel nervous about announcing such a big project. Not only is it expensive (does this mean a special assessment?), but it also means contractors coming into private residences to complete considerably noisy and dusty work and making some people uncomfortable. During a piping contract, a representative will meet with residents to explain what's happening. "This helps them understand the work and feel better about the project," Cohen explains.

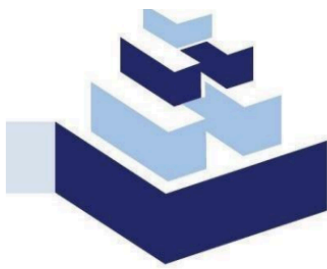
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HOLIDAY PARTY RECAP DEC/6/2024

Thank you to the staff, vendors, board members, and honoured guests who made our Annual Holiday Party such a success! The energy, camaraderie, and festive spirit made it truly unforgettable.

A special thanks to our board members for an incredible year. We wish you all a joyous holiday season and a happy New Year. We're already excited to create more amazing memories together in the year ahead!



**HAPPY
HOLIDAYS**

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