

THE GREEN CONDO PAGE

Whether it improves the sustainability of your condo operations, reduces waste, increases energy efficiency, reduces water consumption or just beautifies the environment surrounding your property, we'd like to hear from you - just send us an email with a subject line of "CCI Green Condo Page". We hope to hear from you soon. Please send any comments or suggestions to cci.mb.news@gmail.com.

CONDOS, CLIMATE CHANGE & MARKET VALUE

How energy efficient is your condo? Do you think energy efficiency could factor into your condo's future sales price? The Federal government is considering requiring energy audits for home sales to support its climate change plan and 2030 and 2050 targets¹. Several municipalities have started working toward energy labelling. In particular, there is a pilot project underway in Calgary and Edmonton with digital energy labelling² and Edmonton is considering making it mandatory³.

The label is explained in the attached graphic⁴. To relate the information on the label, to a condo owner in Manitoba, I looked at my own townhouse, which is electrically heated. My energy usage for a 12 month period was about 18,000 kWh which equates to 66 GJ with an annual cost of \$1800 based on current Manitoba Hydro rates⁵. If you want to figure it out for your own condo, 1 GJ equates to 277 kWh and 25.5 cubic metres of natural gas.

Now back to buying and selling condos and how energy labels could affect prices. If you were trying to choose between two properties, besides the usual 'location, location, location', you'd look at the listing price, property taxes and the condo fees. If there were energy labels, you could then also factor in the difference in energy costs for your selection process. All other factors being comparable, you'd probably pick the condo with the lower

LEARN ABOUT YOUR HOME'S ENERGY rating

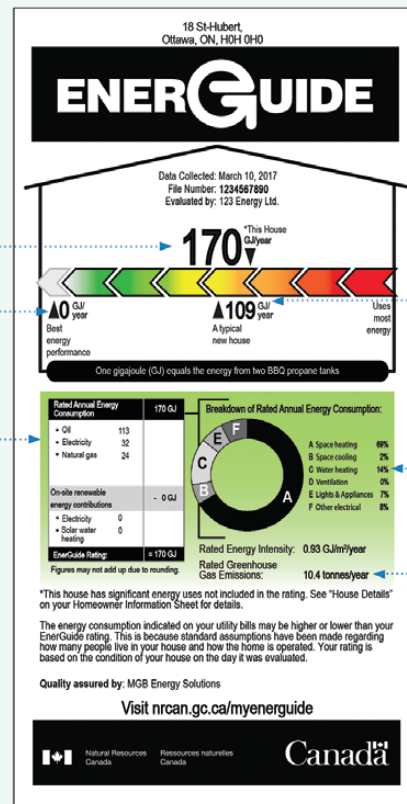
You will receive a rating of the home's energy consumption in gigajoules

AIM TOWARDS zero

The lower the number on the new **EnerGuide** scale, the better the energy performance of your home

UNDERSTAND HOW YOU USE energy

The label breaks down energy consumed by source



COMPARE YOUR HOME'S performance

The label shows how your home's performance compares to a benchmark home

FIND OUT WHERE MOST ENERGY IS consumed

The label shows proportion of energy consumed by heating, cooling, ventilation, etc.

SEE YOUR IMPACT ON THE environment

The label shows your home's Greenhouse Gas Emissions

energy costs, knowing that the rates for gas and electricity are only going to go up. When and if the energy labels start to appear, it will bring the energy cost aspect to the forefront.

ALAN FORBES
Chair, CCI Communications Committee

¹ Canada Plans Mandatory Energy Audits Before All Home Sales <https://www.theenergymix.com/2022/03/04/canada-plans-mandatory-energy-audits-before-all-home-sales/>

² Canada Plans Mandatory Energy Audits Before All Home Sales <https://www.theenergymix.com/2022/03/04/canada-plans-mandatory-energy-audits-before-all-home-sales/>

[com/2022/03/04/canada-plans-mandatory-energy-audits-before-all-home-sales/](https://www.cbc.ca/news/canada/edmonton/energy-labels-should-be-mandatory-on-all-homes-edmonton-mayor-1.6191076)

³ Home energy labels would lower emissions, reduce mystery for buyers, says Edmonton mayor, Made-laine Cummings, CBC News, 2021-09-28 <https://www.cbc.ca/news/canada/edmonton/energy-labels-should-be-mandatory-on-all-homes-edmonton-mayor-1.6191076>

⁴ Natural Resources Canada EnerGuide <https://www.nrcan.gc.ca/sites/www.nrcan.gc.ca/files/energy/efficiency/housing/Existing%20Housing%20ERS%20GJ%20label%20wtext%20-Eng.jpg>

⁵ Manitoba Hydro Residential Rates https://www.hydro.mb.ca/accounts_and_services/rates/residential_rates/

DID YOU KNOW...

Many of our members do not realize that they are CCI members and hence are missing out on some of their membership benefits. While they do receive this quarterly newsletter and perhaps an occasional email from us, they may not realize why. This may be because many of our members fall into one of two of our group-membership categories - Condo Corporations and Business Partners. When a Condo Corporation becomes a CCI member, all unit owners become members as well, entitling them to this quarterly newsletter and access to the members-only area of

our website. Similarly, when a company or business, such as a property management firm or a law firm, becomes a CCI member, all of their staff become members as well.

To access our CCI members-only area of our website, members just have to go to <https://cci-manitoba.ca/login> and use the login credentials of username **Member2021** and password **MBcondo204**. In this members-only area you can find resources such as our newsletter archive and recordings of past webinars. Note that the login credentials change annually and are sent to the primary contact for the membership upon renewal, which happens each summer after June 30th.