

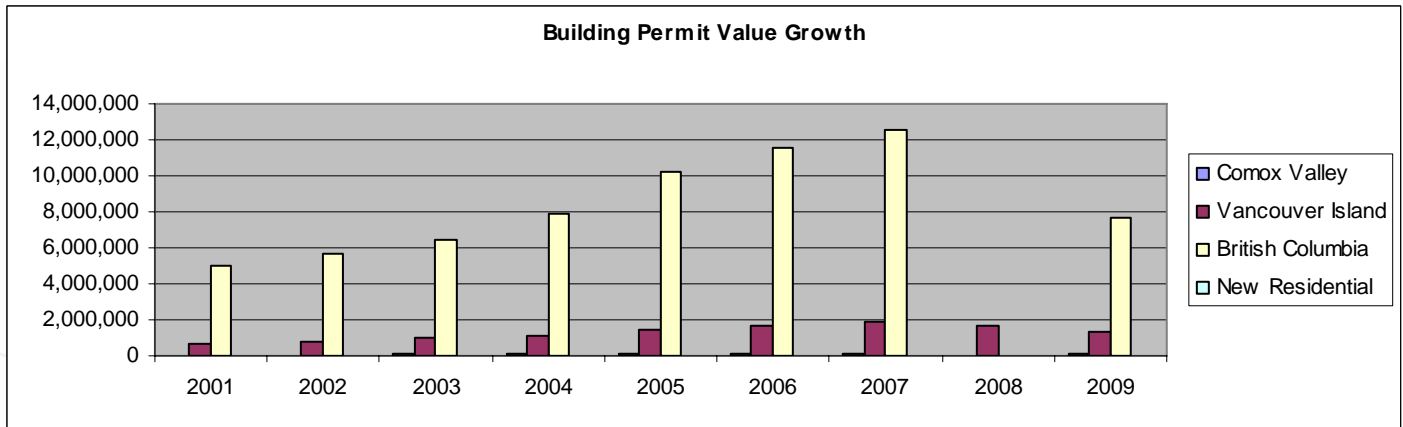
# Building and Development



## Building Permit Values

<b>Building Permits Values (\$000)</b>									
	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Total</b>									
<b>Comox Valley</b>	35,662	48,267	72,808	86,077	110,300	150,224	143,065	n/a	99,091
<b>Vancouver Island</b>	632,039	769,212	993,416	1,098,416	1,459,871	1,701,684	1,841,152	1,627,720	1,342,347
<b>British Columbia</b>	4,954,772	5,659,415	6,394,238	7,938,727	10,191,099	11,541,532	12,544,691	n/a	7,629,885
<b>New Residential</b>									
<b>Comox Valley</b>	17,153	33,457	46,763	66,035	98,560	135,329	97,585	n/a	76,641
<b>Vancouver Island</b>	349,563	504,062	643,673	859,834	1,033,514	1,227,171	1,316,201	1,161,995	783,878
<b>British Columbia</b>	2,829,874	3,888,147	4,514,185	5,868,937	6,978,962	7,620,696	8,611,723	6,899,289	4,491,075
<b>Industrial</b>									
<b>Comox Valley</b>	288	30	5,376	2,491	218	1,300	2,070	n/a	3,125
<b>Vancouver Island</b>	34,805	16,469	33,629	18,529	20,651	31,411	30,109	50,699	37,217
<b>British Columbia</b>	221,353	230,119	244,024	328,050	346,203	358,843	323,893	292,221	245,157
<b>Commercial</b>									
<b>Comox Valley</b>	10,977	13,489	17,151	12,054	11,010	11,451	19,764	n/a	17,430
<b>Vancouver Island</b>	145,090	155,208	202,547	139,120	257,370	281,755	229,434	295,673	312,167
<b>British Columbia</b>	1,171,233	1,116,741	1,129,623	1,228,027	1,886,405	2,493,684	2,647,905	2,623,509	1,757,192
<b>Institutional/Government</b>									
<b>Comox Valley</b>	7,244	1,291	3,518	5,497	512	2,144	23,646	n/a	1,895
<b>Vancouver Island</b>	102,581	93,473	113,567	80,933	148,336	161,347	265,408	119,353	209,085
<b>British Columbia</b>	732,312	424,408	506,406	513,713	979,529	1,068,309	961,170	762,136	1,1364,661

Source: BC Stats 2010—Economic Statistics: Construction and Housing 2009



Source: BC Stats 2010—Economic Statistics: Construction and Housing 2009

## Property Land Values

<b>Assessed Property Land Values</b>							
	1991	1996	2001	2006	2007	2008	2009
<b>Comox Valley</b>							
<b>Total RES</b>	\$1,562,589,791	\$3,775,379,575	\$3,550,053,181	\$6,842,448,611	\$8,249,123,419	\$9,523,937,112	\$9,673,566,332
<b>Utilities</b>	\$202,013,531	\$222,583,942	\$197,466,800	\$218,258,581	\$227,137,372	\$246,778,625	\$247,586,325
<b>Major Industry</b>	\$1,874,251	\$5,609,500	\$6,365,800	\$6,468,000	\$325,500	\$39,800	\$39,800
<b>Light Industry</b>	\$5,544,200	\$13,395,947	\$15,991,247	\$24,024,647	\$26,855,997	\$32,316,900	\$31,312,100
<b>Business/other</b>	\$393,867,585	\$743,183,443	\$816,986,272	\$1,158,693,476	\$1,273,605,303	\$1,408,992,590	\$1,425,055,790
<b>Rec/Non-profit</b>	\$28,499,800	\$84,169,300	\$89,161,600	\$136,884,900	\$175,078,900	\$196,715,300	\$203,531,200
<b>Farm</b>	\$22,616,911	\$23,631,590	\$23,012,900	\$23,795,241	\$24,914,076	\$25,116,909	\$25,375,885
<b>Total</b>	\$2,217,006,069	\$4,867,953,297	\$4,699,037,800	\$8,410,573,456	\$9,977,040,566	\$11,433,897,236	\$11,606,467,432
<b>Courtenay</b>							
<b>Total RES</b>	\$335,424,250	\$938,485,300	\$893,462,689	\$1,859,628,836	\$2,257,259,241	\$2,708,494,500	\$2,767,133,600
<b>Utilities</b>	\$7,184,940	\$18,967,400	\$22,663,700	\$27,114,306	\$27,720,206	\$30,334,600	\$30,451,600
<b>Major Industry</b>	\$1,874,251	\$5,065,900	\$5,898,700	\$5,679,700	\$0	\$0	\$0
<b>Light Industry</b>	\$314,100	\$1,796,500	\$1,743,200	\$1,926,000	\$2,306,000	\$4,908,900	\$4,874,000
<b>Business/other</b>	\$136,393,484	\$358,513,852	\$371,670,936	\$584,857,600	\$661,966,900	\$747,677,100	\$757,862,300
<b>Rec/Non-profit</b>	\$6,337,200	\$26,310,800	\$27,048,400	\$34,612,400	\$41,986,800	\$47,934,700	\$48,052,700
<b>Farm</b>	\$80,910	\$14,590	\$95,100	\$662,342	\$667,213	\$788,283	\$778,025
<b>Total</b>	\$487,609,135	\$1,349,154,342	\$1,322,582,725	\$2,514,481,184	\$2,991,906,360	\$3,540,138,083	\$3,609,152,225
<b>Comox</b>							
<b>Total RES</b>	\$292,110,650	\$631,986,300	\$627,882,551	\$1,221,733,330	\$1,501,295,481	\$1,708,908,053	\$1,779,996,053
<b>Utilities</b>	\$2,554,773	\$6,619,400	\$8,421,100	\$9,995,800	\$10,369,200	\$10,980,053	\$11,400,300
<b>Major Industry</b>	\$0	\$49,900	\$40,200	\$35,300	\$37,500	\$39,800	\$39,800
<b>Light Industry</b>	\$102,000	\$0	\$0	\$0	\$0	\$0	\$0
<b>Business/other</b>	\$52,204,700	\$226,121,791	\$269,746,430	\$363,664,100	\$400,318,300	\$440,445,700	\$439,839,100
<b>Rec/Non-profit</b>	\$6,818,400	\$18,853,600	\$18,144,900	\$29,366,600	\$38,890,700	\$40,286,200	\$40,922,700
<b>Farm</b>	\$30,594	\$1,700	\$1,700	\$1,704	\$46,002	\$46,002	\$46,002
<b>Total</b>	\$353,821,117	\$883,632,691	\$924,236,881	\$1,625,021,804	\$1,950,957,183	\$2,200,706,055	\$2,272,243,955
<b>Cumberland</b>							
<b>Total RES</b>	\$45,037,570	\$106,693,300	\$96,712,400	\$187,702,807	\$239,115,807	\$302,906,907	\$318,284,207
<b>Utilities</b>	\$870,220	\$2,142,400	\$2,555,100	\$3,627,175	\$3,664,275	\$4,093,875	\$4,255,875
<b>Light Industry</b>	\$454,200	\$1,224,200	\$4,585,800	\$6,235,400	\$7,431,600	\$8,886,500	\$7,891,900
<b>Business/other</b>	\$10,473,500	\$26,666,900	\$27,654,300	\$41,679,600	\$48,871,415	\$52,417,900	\$58,139,900
<b>Rec/Non-profit</b>	\$410,900	\$983,000	\$1,096,000	\$1,751,000	\$3,328,700	\$3,791,700	\$4,114,200
<b>Farm</b>	\$11,360	\$11,300	\$11,300	\$11,360	\$11,360	\$11,360	n/a
<b>Total</b>	\$57,257,750	\$137,721,100	\$132,614,900	\$241,007,342	\$302,423,157	\$372,108,242	\$392,686,082
<b>Comox Strathcona Regional District A,B,C,K</b>							
<b>Total RES</b>	\$890,017,321	\$2,098,214,675	\$1,931,995,541	\$3,573,383,638	\$4,251,452,889	\$4,803,627,652	\$4,808,152,472
<b>Utilities</b>	\$191,403,598	\$194,854,742	\$163,826,900	\$177,521,300	\$185,383,691	\$201,369,850	\$201,478,550
<b>Major Industry</b>	\$0	\$493,700	\$426,900	\$753,000	\$288,000	\$0	\$0
<b>Light Industry</b>	\$4,673,900	\$10,375,247	\$9,662,247	\$15,863,247	\$17,118,397	\$18,521,500	\$18,546,200
<b>Business/other</b>	\$194,795,901	\$131,880,900	\$147,914,606	\$168,492,176	\$162,448,688	\$168,451,890	\$169,214,490
<b>Rec/Non-profit</b>	\$14,933,300	\$38,021,900	\$42,872,300	\$71,154,900	\$90,872,700	\$104,702,700	\$110,441,600
<b>Farm</b>	\$22,494,047	\$23,604,000	\$22,904,800	\$23,119,835	\$24,189,501	\$24,271,264	\$24,551,858
<b>Total</b>	\$1,318,318,067	\$2,497,445,164	\$2,319,603,294	\$4,030,288,096	\$4,731,753,866	\$5,320,944,856	\$5,332,385,170

Source: Comox Valley BC Assessment Office 2010—Roll Totals Summary 2009

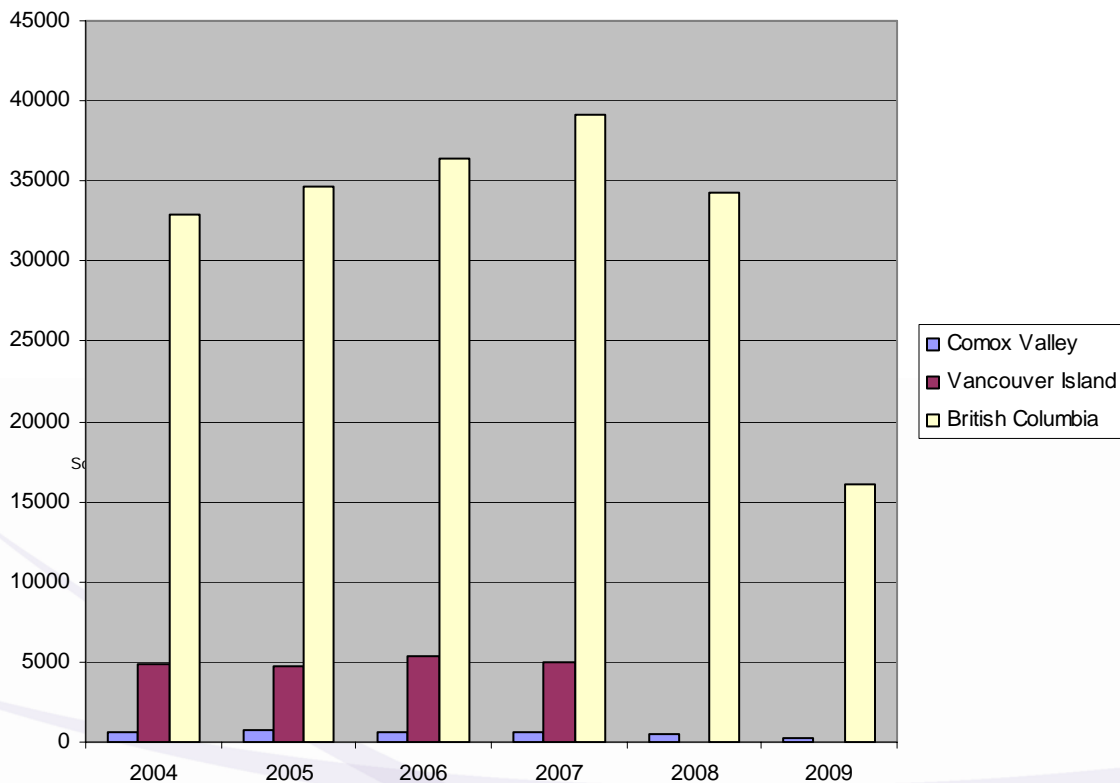
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## Housing Starts

<i>Housing Starts</i>										
	1996	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Courtenay</b>	282	103	241	268	334	472	471	324	115	89
<b>Comox</b>	91	47	42	92	159	114	87	210	189	98
<b>Cumberland</b>	31	2	5	6	12	33	62	58	135	25
<b>CSRD A,B,C,K</b>	113	35	68	86	173	94	65	58	78	35
<b>Comox Valley</b>	517	187	356	452	678	713	685	650	517	245
<b>Vancouver Island</b>	3,602	1929	2640	3626	4868	4775	5331	4932	N/A	N/A
<b>British Columbia</b>	27,641	17,234	21,625	26,174	32,925	34,667	36,443	39,195	34,321	16,077

Source: BC Stats 2010—Economic Statistics: Construction and Housing: Housing Starts

### Housing Start Change (04-09)



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## Residential Real Estate

<b>Real Estate</b>										
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Total Unit Sales</b>										
<b>Comox Valley</b>	509	694	776	969	983	902	972	1,054	734	770
<b>Vancouver Is-land</b>	3,072	3,842	4,472	5,148	5,535	5,470	5,584	9,887	6,817	7,280
<b>British Columbia</b>	53,454	68,105	82,725	93,126	96,316	106,290	96,695	102,805	68,923	85,028
<b>Average Days on Market</b>										
<b>Comox Valley</b>	144	134	75	76	50	59	70	N/A	N/A	N/A
<b>Vancouver Is-land</b>	121	96	80	61	49	57	77	N/A	N/A	N/A
<b>Average Single Family House Price</b>										
<b>Comox Valley</b>	\$144,000	\$142,903	\$156,962	\$169,153	\$211,308	\$236,325	\$278,803	329,280	354,307	336,541
<b>Vancouver Is-land</b>	\$146,355	\$147,383	\$159,051	\$175,364	\$207,437	\$235,648	\$274,699	311,472	330,556	316,118
<b>British Columbia</b>	\$216,989	\$220,952	\$238,758	\$259,835	\$288,967	\$332,137	\$390,760	439,119	454,599	465,725

Source: BC Stats 2010 and Vancouver Island Real Estate Board 2010

<b>Occupied Private Dwellings</b>			
	<b>Comox Valley</b>	<b>BC</b>	<b>Canada</b>
<b>Single-detached house</b>	15,192	867,409	7,324,404
<b>Semi-detached house</b>	2,262	54,770	633,626
<b>Row houses</b>	1,413	123,991	751,383
<b>Apartment 5 story's or greater</b>	16	129,607	1,200,532
<b>Apartment Fewer than 5 story's</b>	3,110	370,483	2,413,236
<b>Apartment, detached duplex</b>	416	181,070	712,451
<b>Movable dwellings</b>	941	46,007	172,957

Source: 2008 Financial Post Canadian Demographics