

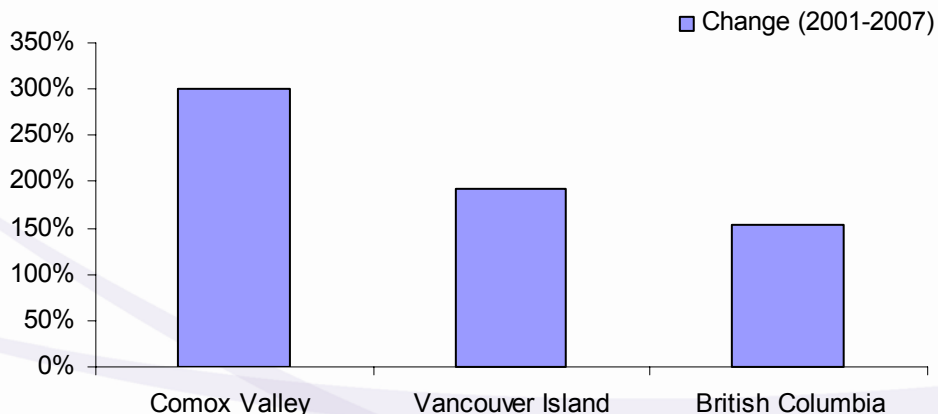
Building and Development

Building Permit Values

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

Source: BC Stats 2008—Economic Statistics: Construction and Housing

Building Permit Value Growth



Source: BC Stats 2008—Economic Statistics: Construction and Housing

Building and Development

Property Land Values

Assessed Property Land Values						
	1991	1996	2001	2006	2007	2008
Comox Valley						
Total RES	\$1,562,589,791	\$3,775,379,575	\$3,550,053,181	\$6,842,448,611	\$8,249,123,418	\$9,523,937,112
Utilities	\$202,013,531	\$222,583,942	\$197,466,800	\$218,258,581	\$227,137,372	\$246,778,625
Major Industry	\$1,874,251	\$5,609,500	\$6,365,800	\$6,468,000	\$325,500	\$39,800
Light Industry	\$5,544,200	\$13,395,947	\$15,991,247	\$24,024,647	\$26,855,997	\$32,316,900
Business/other	\$393,867,585	\$743,183,443	\$816,986,272	\$1,158,693,476	\$1,273,605,303	\$1,408,992,590
Rec/Non-profit	\$28,499,800	\$84,169,300	\$89,161,600	\$136,884,900	\$175,078,900	\$196,715,300
Farm	\$22,616,911	\$23,631,590	\$23,012,900	\$23,795,241	\$24,914,076	\$25,116,909
Total	\$2,217,006,069	\$4,867,953,297	\$4,699,037,800	\$8,410,573,456	\$9,977,040,566	\$11,433,897,236
Courtenay						
Total RES	\$335,424,250	\$938,485,300	\$893,462,689	\$1,859,628,836	\$2,257,259,241	\$2,708,494,500
Utilities	\$7,184,940	\$18,967,400	\$22,663,700	\$27,114,306	\$27,720,206	\$30,334,600
Major Industry	\$1,874,251	\$5,065,900	\$5,898,700	\$5,679,700	\$0	\$0
Light Industry	\$314,100	\$1,796,500	\$1,743,200	\$1,926,000	\$2,306,000	\$4,908,900
Business/other	\$136,393,484	\$358,513,852	\$371,670,936	\$584,857,600	\$661,966,900	\$747,677,100
Rec/Non-profit	\$6,337,200	\$26,310,800	\$27,048,400	\$34,612,400	\$41,986,800	\$47,934,700
Farm	\$80,910	\$14,590	\$95,100	\$662,342	\$667,213	\$788,283
Total	\$487,609,135	\$1,349,154,342	\$1,322,582,725	\$2,514,481,184	\$2,991,906,360	\$3,540,138,083
Comox						
Total RES	\$292,110,650	\$631,986,300	\$627,882,551	\$1,221,733,330	\$1,501,295,481	\$1,708,908,053
Utilities	\$2,554,773	\$6,619,400	\$8,421,100	\$9,995,800	\$10,369,200	\$10,980,300
Major Industry	\$0	\$49,900	\$40,200	\$35,300	\$37,500	\$39,800
Light Industry	\$102,000	\$0	\$0	\$0	\$0	\$0
Business/other	\$52,204,700	\$226,121,791	\$269,746,430	\$363,664,100	\$400,318,300	\$440,445,700
Rec/Non-profit	\$6,818,400	\$18,853,600	\$18,144,900	\$29,366,600	\$38,890,700	\$40,286,200
Farm	\$30,594	\$1,700	\$1,700	\$1,704	\$46,002	\$46,002
Total	\$353,821,117	\$883,632,691	\$924,236,881	\$1,624,796,834	\$1,950,957,183	\$2,200,706,055
Cumberland						
Total RES	\$45,037,570	\$106,693,300	\$96,712,400	\$187,702,807	\$239,115,807	\$302,906,907
Utilities	\$870,220	\$2,142,400	\$2,555,100	\$3,627,175	\$3,664,275	\$4,093,875
Light Industry	\$454,200	\$1,224,200	\$4,585,800	\$6,235,400	\$7,431,600	\$8,886,500
Business/other	\$10,473,500	\$26,666,900	\$27,654,300	\$41,679,600	\$48,871,415	\$52,417,900
Rec/Non-profit	\$410,900	\$983,000	\$1,096,000	\$1,751,000	\$3,328,700	\$3,791,700
Farm	\$11,360	\$11,300	\$11,300	\$11,360	\$11,360	\$11,360
Total	\$57,257,750	\$137,721,100	\$132,614,900	\$241,007,342	\$302,423,157	\$372,108,242
Comox Strathcona Regional District A,B,C,K						
Total RES	\$890,017,321	\$2,098,214,675	\$1,931,995,541	\$3,573,383,638	\$4,251,452,889	\$4,803,627,652
Utilities	\$191,403,598	\$194,854,742	\$163,826,900	\$177,521,300	\$185,383,691	\$201,369,850
Major Industry	\$0	\$493,700	\$426,900	\$753,000	\$288,000	\$0
Light Industry	\$4,673,900	\$10,375,247	\$9,662,247	\$15,863,247	\$17,118,397	\$18,521,500
Business/other	\$194,795,901	\$131,880,900	\$147,914,606	\$168,492,176	\$162,448,688	\$168,451,890
Rec/Non-profit	\$14,933,300	\$38,021,900	\$42,872,300	\$71,154,900	\$90,872,700	\$104,702,700
Farm	\$22,494,047	\$23,604,000	\$22,904,800	\$23,119,835	\$24,189,501	\$24,271,264
Total	\$1,318,318,067	\$2,497,445,164	\$2,319,603,294	\$4,030,288,096	\$4,731,753,866	\$5,320,944,856

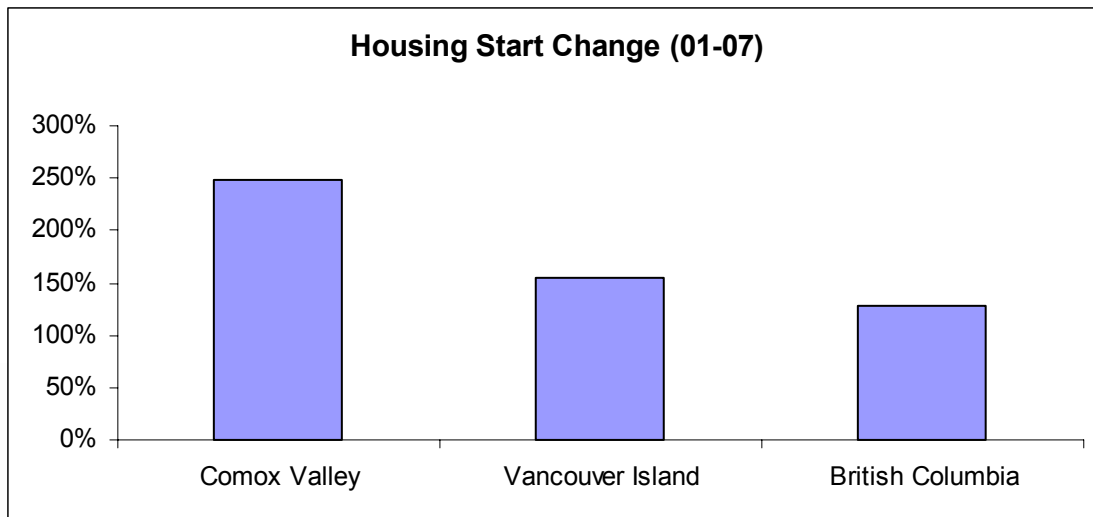
Source: Comox Valley BC Assessment Office - Roll Totals Summary - (excluding Forest managed and unmanaged) April 2008

Building and Development

Housing Starts

Housing Starts								
	1996	2001	2002	2003	2004	2005	2006	2007
Courtenay	282	103	241	268	334	472	471	324
Comox	91	47	42	92	159	114	87	210
Cumberland	31	2	5	6	12	33	62	58
CSRD A,B,C,K	113	35	68	86	173	94	65	58
Comox Valley	517	187	356	452	678	713	685	650
Vancouver Island	3,602	1,929	2,640	3,626	4,868	4,775	5,331	4,932
British Columbia	27,641	17,234	21,625	26,174	32,925	34,667	36,443	39,195

Source: BC Stats 2008—Economic Statistics: Construction and Housing: Housing Starts



Source: BC Stats 2008—Economic Statistics: Construction and Housing: Housing Starts

Building and Development

Residential Real Estate

Real Estate							
	2000	2001	2002	2003	2004	2005	2006
Total Unit Sales							
Comox Valley	509	694	776	969	983	902	972
Vancouver Island	3,072	3,842	4,472	5,148	5,535	5,470	5,584
British Columbia	53,454	68,105	82,725	93,126	96,316	106,290	96,695
Average Days on Market							
Comox Valley	144	134	75	76	50	59	70
Vancouver Island	121	96	80	61	49	57	77
Average Single Family House Price							
Comox Valley	\$144,000	\$142,903	\$156,962	\$169,153	\$211,308	\$236,325	\$278,803
Vancouver Island	\$146,355	\$147,383	\$159,051	\$175,364	\$207,437	\$235,648	\$274,699
British Columbia	\$216,989	\$220,952	\$238,758	\$259,835	\$288,967	\$332,137	\$390,760

Source: BC Stats and Vancouver Island Real Estate Board 2007

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

Source: 2008 Financial Post Canadian Demographics