



SEPT. 7, 2015 - CANADIAN FEDERAL ELECTION CAMPAIGN RELATED TO PROPERLY BUILT HOMES

Introduction: Housing quality continues to be a serious problem in Canada, as reported by many purchasers of newly built homes and by the media. While there are good builders in Canada, there are also poor and marginal builders, and consumers have no objective, reliable means of knowing who the good builders are. Many are of the view that when Canada Mortgage and Housing Corporation (CMHC), a major federal Crown corporation, discontinued home inspections in the mid-1980s, the quality of home construction in Canada deteriorated significantly. In relation to the Oct. 2015 federal election, the following is what CPBH has been able to glean thus far from the four parties, as well as CPBH's response.

Green	<p>Leader May said she favours “properly built buildings”.</p> <p><i>CPBH response: This is excellent news! As a minimum, all homes should meet the applicable building codes.</i></p>
Liberal	<p>Nothing to report.</p>
NDP	<p>This Party has said it will “invest more” in affordable housing.</p> <p><i>CPBH response: CPBH agrees that affordable housing for all Canadians is essential. However, the definition of affordability should not only include home mortgage payments, property taxes and utilities. It should also include the additional costs of operating and maintaining the home, which can be very significant. Even purchasers of newly built homes frequently find that they are facing repair costs much earlier than they expected, e.g., within the first few years of purchasing a newly built home due to Code violations.</i></p>
PC	<p>This Party is focused on encouraging consumers to spend related to their homes:</p> <ul style="list-style-type: none"> a) Higher RRSP withdrawal limit for 1st time homebuyers b) Home renovation tax. <p><i>CPBH response:</i></p> <ul style="list-style-type: none"> a) <i>Higher RRSP withdrawal for 1st time homebuyers: CPBH supports assisting first time homebuyers when possible, but cautions that if the home is not properly built, this can lead to very serious problems. As one example, here is a link to a Toronto Star article from Aug. 26, 2015 about a family that bought their first home, but is now being driven into poverty due to missing insulation that led to mold, which forced them out of their home. http://tinyurl.com/oh3v9tw</i>

b) *Home renovation tax: Unfortunately, many purchasers of newly built homes find that their homes have construction defects, often including building code violations. Then, far too often, they find that the builder and warranty provider will not properly fix these construction defects. The good news for these purchasers is that it appears that this tax credit will help them. However, unfortunately, in these cases, all Canadian tax payers will foot part of the bill for the construction defects through this tax credit. These construction defects in newly built homes should be properly fixed by the builder or warranty provider - not the purchaser or Canadian tax payers via this tax credit.*

When Federal Election Candidates Ask for Your Vote:

The Canadian Federal Government should be very concerned about the quality of Canada's housing stock. When candidates ask for your vote, please ask them, if elected, what they will do to improve the quality of Canada's newly built homes, e.g.,

- reestablish CMHC inspections during construction,
- develop a National Housing Strategy that includes properly built homes, e.g., newly built homes that at least meet the minimum applicable building codes.

Final Request:

If you are aware of any other commitments made by any of the parties related to properly built homes, we would appreciate it if you would let CPBH know by e-mailing info@canadiansforproperlybuilt homes.com.

Web-site: www.canadiansforproperlybuilt homes.com

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