HIGH DEMAND HEATS UP HIGH-END MARKET

Demand for premium properties was expressed resoundingly last weekend, with buyers snapping up releases in hours. Buyers from across Canada, the U.S. and even the U.K. bought 20 of the first 25 building lots released by Revelstoke Mountain Resort. The lots were priced from $695,000 to $1.35 million. Closer to home, eager buyers snapped up homes one of Southport, ParkLane Homes’ masterplanned community in Crescent Beach. Within eight hours, all 20 homes were sold at prices close to $1 million.

TIPS TO KEEP YOUR HOUSE TIP-TOP

About Your House, Canada Mortgage and Housing’s free newsletter, provides a home maintenance calendar that homeowners should use for maintenance performed every season.

The maintenance schedule will guide homeowners:

- Have their furnaces or heating systems serviced — every two years for a gas furnace and every year for an oil furnace.
- Vacuum electric baseboard heaters to remove dust.
- Check chimneys for obstructions, such as nests.
- Drain and store outdoor hoses.
- Fix and clean outdoor lights.
- Replace window screens with storm windows.
- Lubricate the circulating pumps on hot-water heating systems.

For more information about CMHC’s recommended year-round maintenance tips, visit www.cmhc.ca

USE TAX TO GO GREEN

Three representatives of the local development and construction industries want the provincial government to use the Property Transfer Tax to encourage “green” construction and renovations.

The B.C. chapter of the Canadian Home Builders’ Association, the B.C. Real Estate Association and the Real Estate Board of Greater Vancouver made the suggestion in a recent meeting with government representatives.

Among the recommendations:

“Provide a PTT rebate to buyers of homes that meet or exceed the standards of the Built Green program.”

“Sort of Green ‘Gold’ homes save 25 tonnes of greenhouse gas emissions annually,” the representatives’ news release reports.

At last count, the Millennium Water sales and marketing campaign organized by Bill Rees, has in the recently opened sales centre, had received more than 4,000 expressions of interest. The homes he and the Millennium development company are bringing to market may be the most studied designs ever in the history of new-home projects locally. Every plan has been through 12 to 16 revisions. Homes reports, the development office by a design to anticipate design three years from now. Story, K2

HOME

THOUGHTS

‘Legacy’ living

FALSE CREEK | First look at Millennium Water/Athletes’ Village residences

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EDITOR MICHAEL SASGES 604-605-2467 • SATURDAY, OCTOBER 20, 2007 • E-mail homes@png.canwest.com

NO CLOWNS, NO FLOATS...
Athletes will stay in the homes while competing in 2010 Winter Games

**NEW HOMES**

**PROJECT PROFILE**

### Millennium Water

- **Project location:** Southeast False Creek, Vancouver
- **Project size:** 302 market homes (302 in Phase 1); 16 residential buildings
- **Residence size:** 600 sq. ft. to 2,400 sq. ft.
- **Prices:** $450,000 to $3.5 million (in Phase 1)
- **Presentation centre address:** 212 West First, entrance on Cook Street, between West First and West Second
- **Contact:** Telephone 604-733-2010
- **Website:** www.millenniumwater.com

#### Millennium Water’s Key Features

- **Kitchen Design:**
  - **Miele of Germany** will supply most of the appliances, consisting of (at least) a gas cook top; a hood fan; a wall oven; and a dishwasher.
  - **Eggersmann of Germany** will supply the cabinetry.
  - **Dornbracht of Germany** will supply the faucets of polished chrome.
  - **Sub-Zero** will supply the refrigerators and wine coolers, where offered, and **Panasonic**, the microwaves.
  - **Coordinated Hotel Interiors Ltd.** will handle the interior design.

#### Millennium Water Developer

- **Interior Design:** Coordinated Hotel Interiors Ltd.
- **Occupancy:** Summer and fall, 2010
- **成败关键**

**Useful Information**

- **Project location:** Southeast False Creek, Vancouver
- **Project size:** 733 market homes (302 in Phase 1); 16 residential buildings
- **Residence size:** 600 sq. ft. to 2,400 sq. ft.
- **Prices:** $450,000 to $3.5 million (in Phase 1)
- **Presentation centre address:** 212 West First, entrance on Cook Street, between West First and West Second
- **Hours:** Noon to 6 p.m., Sat. to Thurs.
- **Telephone:** 604-733-2010
- **E-mail:** info@millenniumwater.com
- **Developer:** Millennium Southeast False Creek Properties Ltd.
- **Architects:**
  - Arthur Erickson, with Nick Miltenor & Lawrence Doyle Architects; Gomberoff Bell Lyon Architect Group; Merrick Architecture Burrows-Ledford; Subaru & Rigg Ltd.; Water Francis Architects
  - Interior design: Coordinated Hotel Interiors Ltd.

**Website:**

- **www.millenniumwater.com**

**Photos:**

- **IAN SMITH**
- **CORBEAULIVING.COM**

**VANCOUVER SUN STORY:**

**MICHAEL SASGES**

- **PHOTO:**
  - Millennium Water: The home of the future
  - Port Moody

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  - **Mosaic**
No roadblocks here, just finding solutions

From K2

therefore be a big failure by a host country — a failure nationally and internationally — as the world looks on.

It is good, then, to remember:

■ The Millennium Water principals, Peter Malek and Shahram Malek, are experienced multi-building developers whose work has generated national and international prizes in industry competitions; they are also men who are treating this new-home project as a "Canadian legacy."

■ Vancouver City Hall is an Olympic Games and athletes village partner. Since Expo 86, its staff has directed and expedited rejuvenation and densification efforts that have helped elevate Vancouver to object-of-the-world’s-desires status.

"First of all, we have very good construction crews," Shahram Malek says to the question: Can you do it in time? "I know both of the best contractors in town [Metrotown Con-
struction Ltd. and ITC Group] and have had for almost two years. I think everybody recognizes this has to be finished by a certain date. So people are not looking out for roadblocks; they’re coming up with solutions.

Efficiency of space will be a key contributor to successful residency of a Millennium Water apartment. Inside, storage space and over-height ceilings and, outside, large balconies will be among those efficiencies.

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City plays huge role smoothing problems

"Additionally, the City of Vancouver has been extremely helpful. They, obviously, play a big role in this, in terms of expediting the matters all city halls usually do, getting permits arranged, making sure problems are anticipated. The city set up a project office just for this project.

Preparation of the seven city blocks on which the athletes village and, after the Games, the Millennium Water residences and grounds will be located, started last winter. Millennium and the city are scheduled to turn buildings and grounds over to Games organizers in November 2009. They are scheduled to get them back in April 2010.

"The residence will go to the Olympics with their kitchens sealed off and their hardwood floors protected," reports Bob Rennie, organizer of the Millennium Water sales and marketing campaign.

"Well, the chances of a toilet in a new home not being used by a construction worker before you move in are zero."

Those toilets will be water-sav- ing dual-flush toilets, one small contribution to the pursuit by the developer of LEED "Gold" status for the 16 residential buildings and the city of LEED "Gold" status for the neighborhood. LEED, short for Leadership in Energy and Environmental Design, is a program started by American builders to define a national standard for "green" buildings and monitored by the Canada Green Building Council.

Other contributors to whatever success developer and city hall might enjoy with its LEED endeavours include:
- Radiant capillary heating and cooling in the ceilings and blinds that automatically limit heat gain.
- Natural flooring: stone in the bathrooms, wool carpeting in the bedrooms and floors of wood certified by the Forest Stewardship Council, like LEED, another Good Housekeeping-seal of environmentally sensitive construction.
- Construction materials and paints free of volatile organic compounds.
- Energy monitors that allow each household to "understand and control . . . resource-consumption habits," in the words of the city hall.

High Street at South Point

Capturing the essence of city living, High Street at South Point is a limited collection of fashionable flats and townhomes set in a vibrant, pedestrian-friendly village on the Semiahmoo Peninsula. Conveniently surrounded by shops, services, cafés, restaurants, and more, High Street has all the prerequisites for sophisticated urban living minutes from the beach.

Don’t miss your chance to get in early.

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Master bathrooms at Millennium Water will promise a luxurious spa-like feel. Oversized showers will be tucked behind glass windows, and the over-the-counter his-and-her sinks, left, will add an attractive, contemporary touch. Counter tops will be finished with composite stone, and floors topped with natural limestone. Water-saving dual-flush toilets will be among the project’s efficiencies. Millennium Water will be constructed according to green-building practices, with low-emitting materials.

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Detours were many after that. Please consider the following headline, from a Vancouver Sun story in the fall of 2006, representative of the permitting journey:

“... Tempers flare as city planners and private developers lock horns over creation of an Olympic Village that screams West Coast and sustainability.”

Why do it, why undertake such a remarkable expenditure of time and treasure?

“One reason is that the property is the last piece of waterfront around,” Shahram Malek said. “Another is the fact that the whole community is going to be built in one go. You’re going to see a seawall in place, a community centre in place, all the parks in place. You’re not going to be living in a construction zone. At the same time you’re going to have ancillary facilities built; the Canada Line to the airport will be finished at approximately the same time. Those factors had enormous amounts of appeal. That the site will be used as the Olympic Village also, I think, added to its appeal.”

Michael Sasges

WESTCOAST HOMES

Olympic Village site ‘last piece of waterfront around’

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