



# Alberta Assessors' Association

## *United for Growth*

Alberta Assessors' Association Annual  
Pre-Conference Education Courses  
Conference and General Meeting  
April 8-12, 2019

River Cree Resort  
Enoch, Alberta

*E-Clipboard*  
**Issue 217**  
Feb/Mar Edition 2019

*To be leaders  
and experts in  
property  
assessment  
in Canada.*

### **CONTACT US**

10555-172 St  
Edmonton, AB  
T5S 1P1

Phone: 780.483.4222

Fax: 780.487.7505

info@assessor.ab.ca

## **Notice of Annual General Meeting**

Pursuant to Bylaw s.28, the Association will hold its 2019 Annual General Meeting on Thursday, April 11, 2019 at 1:30 p.m. in the Enoch Room of the River Cree Resort, 300 East Lapotac Blvd, Enoch, Alberta. Written notice will follow to each member and reports will be available online 10 days prior.

*Volunteering for Committees p.2*

*Conference - p.3*

*Information for Candidates on Accreditation - p.4*

*Regular Features p.7*

### **2018-19 COMMITTEE CHAIRS**

**Executive Committee:** René Boutin, AMAA, President

**Nominating Committee:** Stephen Bannerman, AMAA

**Registration Committee:** Nathalie Thibeault, AMAA

**Practice Review Committee:** Maureen Cleary, AMAA

**Examination Sub-Committee:** Luis Delgado, AMAA

**Legislative Policy Committee:** Angel Svennes, AMAA

**MC&PR Committee:** Mike Krieger, AMAA

**Discipline Committee:** Ron Van Dam, AMAA

**2019 Conference Committee:** Collin Hindman, AMAA  
and Suzanne Magdiak, AMAA

## *Volunteering for the AAA*

### **17 EXCELLENT REASONS**

#### **TO VOLUNTEER**

**2019 is here at last! Is volunteering on your New Year resolutions list? If not, here are 17 reasons to volunteer in 2019.**

- 1) It's good for your health
- 2) Hello career booster
- 3) Learn new skills
- 4) A real-world experience
- 5) Make an impact
- 6) United Nations Sustainable Development Goals
- 7) Give back to a cause you believe in
- 8) Help to empower another
- 9) Travel responsibly
- 10) Make real connections
- 11) Learn a new language
- 12) Become a part of the community
- 13) Gain a whole new perspective
- 14) Explore more
- 15) The food
- 16) Get inspired
- 17) It's fun

Are you ready to get out into the world and contribute to impactful programmes in 2019?

<https://www.gvicanada.ca/blog/17-excellent-reasons-to-volunteer/>

Are you interested in volunteering on one of the Association's statutory or discretionary committees? Or, are you interested in helping with Symposium or the 2020 Conference?

Not sure? Perhaps your answer depends on what a particular committee is responsible for or how much time is required or what your actual role would be...

In anticipation of these questions, the Marketing, Communications and Public Relations Committee (MCPR is a discretionary committee) has prepared Job Descriptions which can be found on the Members' Secure Site in the "Committee" tab. On this tab/page you will find the Terms of Reference for the various committees (what they do); members' job descriptions (what you will do) and, on the job descriptions, an estimate of the time commitment for each. MCPR has also listed some possible benefits of volunteering that might help convince you.

Once you've read the information and considered the different committees and made your choice to commit to a two year volunteer placement, apply for a committee appointment by emailing [info@assessor.ab.ca](mailto:info@assessor.ab.ca). In that email, we'd like to know if you're interested in a specific committee or are willing to fill a vacancy on any committee. We would also like to know why your interest lies with a specific committee and (or) why you wish to volunteer.

Committee appointments are finalized by the Executive Committee at its first meeting following the Conference and AGM.

### *Nominating Committee*

Stephen Bannerman, AMAA, Past President, is currently the Chair of the Nominating Committee whose job it is to fill vacancies on the Executive Committee. Positions that will be vacated by terms ending on the Executive are

- ⇒ Rural Director
- ⇒ President Elect
- ⇒ Vice President

Please contact Stephen at [sbannerman@stalbert.ca](mailto:sbannerman@stalbert.ca) if you have an interest in running for an Executive position or if you have a suggestion for the Nominating Committee to follow-up.

## Conference Itinerary

The 2019 Conference Planning Team has made some changes to the itinerary this year, most notably moving the Opening Ceremonies and Keynote address to Wednesday (from Thursday) and the rural and urban meetings from Wednesday morning to Wednesday afternoon. For hockey fans (and players) who are curious why the Annual Assessors Hockey Game doesn't appear below - the match takes place on Tuesday afternoon following classes.

### 2019 Conference Itinerary

~Refreshments provided each day between 10 a.m. and 10:30 a.m., depending on the day's schedule.~

#### Wednesday April 10

|                   |    |                  |  |
|-------------------|----|------------------|--|
| 7:30 a.m.         | to | 4:30 p.m.        | Registration   |
| 7:30 a.m.         | to | 8:30 a.m.        | Breakfast (Buffet Service)   |
| 8:30 a.m.         | to | 9:00 a.m.        | Opening Ceremonies and Greetings   |
| 9:00 a.m.         | to | 10:00 a.m.       | Keynote Address – <i>The Power of Yes!</i>                                 |
| 10:30 a.m.        | to | 12:00 p.m.       | Legal Panel (RMRF and Friends)   |
| <b>12:00 p.m.</b> | -  | <b>1:00 p.m.</b> | <b>Lunch</b>   |
| 1:00 p.m.         | to | 2:00 p.m.        | Rural/Urban Meetings   |
| 2:00 p.m.         | to | 3:30 p.m.        | President's Forum  |
| 3:30 p.m.         | to | 5:00 p.m.        | Hospitality Reception<br>Sponsored by Reynolds Mirth Richards & Farmer LLP |
| 5:00 p.m.         | to | 7:30 p.m.        | President's Dinner (by invitation only)                                    |
| 6:00 p.m.         | to | 9:00 p.m.        | CPTA Banquet (members' and guests only)                                    |
| 8:00 p.m.         | to | 12:00 a.m.       | Icebreaker – The Rec Room  |

#### Thursday April 11

|            |    |            |   |
|------------|----|------------|---|
| 7:30 a.m.  | to | 2:00 p.m.  | Registration  |
| 8:00 a.m.  | to | 9:00 a.m.  | Breakfast (Buffet Service)  |
| 9:00 a.m.  | to | 10:30 a.m. | Legal Hot Topics – Brownlee Law   |
| 10:30 a.m. | to | 12:00 p.m. | Presentations <ul style="list-style-type: none"> <li>• State of the Economy – Alberta's Chief Economist</li> <li>• Invigorate your Day</li> </ul> |

|                   |   |                  |  |
|-------------------|---|------------------|--|
| <b>12:00 p.m.</b> | - | <b>1:00 p.m.</b> | <b>Lunch</b>                                       |
| 1:30 p.m.         | - | 3:30 p.m.        | Alberta Assessors' Association Annual Meeting      |
| 4:00 p.m.         | - | 5:30 p.m.        | Hospitality Reception<br>Sponsored by Brownlee LLP |
| 6:00 p.m.         | - | 10:00 p.m.       | Assessors' Banquet – Andrew Grose                  |

#### Friday April 12

|            |   |            |                                 |
|------------|---|------------|---------------------------------|
| 7:30 a.m.  | - | 9:00 a.m.  | Registration                    |
| 7:30 a.m.  | - | 8:30 a.m.  | Breakfast (Buffet Service)      |
| 9:00 a.m.  | - | 10:00 a.m. | Concurrent Workshops            |
| 10:15 a.m. | - | 11:15 p.m. | Concurrent Workshops (repeated) |
| 11:30 a.m. | - | 12:30 p.m. | Concurrent Workshops (repeated) |

This year, the President's Forum will feature both the incoming and outgoing along with representatives from AUMA, RMA and CPTA who will outline their perspectives on inter-organizational/governmental communications, preferred processes for input on the regulatory framework and priorities in Assessment and Taxation. Legal sessions will also highlight both Wednesday and Thursday, with a panel Wednesday and Hot Topics Thursday.

#### ALBERTA ASSESSORS' ASSOCIATION

##### OUR VISION – What we aspire to

*To be recognized as leaders and experts in Property Assessment in Canada.*

##### OUR MISSION – Our reason for being

*The Alberta Assessors Association provides expertise and leadership for our members and the public through education, advocacy and ethical standards of practice to ensure fairness, equity and transparency in Property Assessment.*

##### OUR STRATEGIC OBJECTIVES – Our strategic areas of focus for the next three years:

**Advance High Quality Educational Opportunities** for our members and the public.

**Grow Our Membership** within the industry and municipalities to enhance our influence and recognition with government and advocacy groups.

**Strengthen Our External Relationships and Develop Collaborative Partnerships** to ensure that we are acknowledged as experts and relied upon for our input on policy, legislation and implementation.

**Advocate on behalf of the membership** to facilitate understanding of our profession and how we use our expertise to advance the field of property assessment.

**Improve Financial stability** by considering efficiencies to support the Association's sustainability.

## *Information for Candidates Pursuing Accreditation*

### *Requirements for Accreditation*

#### **ALBERTA ASSESSORS' ASSOCIATION**

**Our Values** that guide decision-making

**INTEGRITY**....*acting with honesty and a high standard of moral principles*

**PROFESSIONALISM**....*holding a high level of industry (technical) skill, competence and character*

**LEADERSHIP**....*the ability to inspire and move vision into reality*

**EXCELLENCE**....*superior performance delivered to our members and the public*

Candidate members are generally familiar with the requirements for accreditation, including meeting the core education requirements; being a Candidate for at least a year; having four years' experience; successfully completing the Tools course, BUSI 499; and, passing the oral examination. What seems not to be well-known is the detail that's built into some of the listed requirements. It's sometimes worth remembering that reminders of the processes are valuable from time to time. To this end, review the remainder of this article and, for more complete information, please refer to Policies 60-2, Education and Accreditation Requirements; 80-8, Demonstration Report Registration; 80-7, Reviewing Demonstration Reports; and, 80-5, Oral Examinations.

#### Core Education Requirements

Lakeland College Diploma in Appraisal and Assessment or UBC's Diploma in Urban Land Economics are the only programs that meet the core education requirements. Only UBC can grant equivalencies for alternative courses or programs of study to obtain credits towards the DULE. A variety of credentials have been presented that do not meet the core education requirements (eg PGCV). In these instances, the individual courses are reviewed and advice is provided to meet the gap between the requirement and the existing credential. (See Policy 60-2, Education and Accreditation Requirements)

#### Candidate for one year, but four years' assessment work experience

Candidates must have 12 full-months of Candidacy before applying for accreditation and they must have four years' assessment experience. If experience is not directly in the assessment profession, Candidates must apply to the Registration Committee to have their experience considered for relevant equivalent experience. The application to the Registration Committee is in the form of a written request to review a resume and (or) job description and duties and can be accompanied by a supervisor's letter of support.

#### Tools for practicing assessment in Alberta (TOOLS)

No issues here. The course intake is offered periodically throughout the year.

#### BUSI 499 - The Demo Report

There are two or three steps in this process that get overlooked and some background work needs to be done. Specifically, once your property is approved by UBC, you should register it with the Association using the appropriate form, accompanied by a letter of authorization from the property owner/agent. The Association has a template for a letter of authorization that can be sent upon request (and will be downloadable soon).

*(See "Applying for Accreditation on p. 5)*

(cont'd from p. 4)

## *Applying for Accreditation*

### THE AAA'S GUIDING PRINCIPLES

#### GENERAL PRINCIPLES

To promote property valuation, assessment administration and tax policy\* that, contributes to the public good by maintaining and improving the property assessment and tax system. (\*policy includes legislation, regulations, and all other forms of public policy).

#### SPECIFIC PRINCIPLES

##### Guiding Principle #1

Increases an assessor's accountability by promoting public understanding and awareness.

##### Guiding Principle #2

Improves fairness and equity of the assessment.

##### Guiding Principle #3

Maintains and improves the stability of assessment.

##### Guiding Principle #4

Separates valuation and tax policy.

##### Guiding Principle #5

Promotes efficient assessment administration.

The Demo completion is quite often a signal that all other steps are complete and it's not unusual that Candidates submit their Application for Accreditation along with their request to review the Demonstration Report. This is fine, but Candidates should ensure that all the required forms, supporting documents and attachments are included for these two different processes.

When the BUSI 499 course is complete and the Candidate is ready to submit a demo for review by the Association, the hard copy, marked Demo is submitted along with all the marker's comments, the grade letter and a Demonstration Report Marking Application Form. These can be emailed to the Association or be included with the hard copy. A digital version of your final report should also be submitted. The hard copy Demo is returned upon successful completion of the Oral Examination, but the digital copy is archived with the Association. It's worth mentioning that the review of the Demonstration Report done by the Association is a "quality" review to ensure the Association's standards are met.

The application for Accreditation must be accompanied by a resume, employer's confirmation of experience (4 years) and a copy of an assessment diploma or official transcript. Any missing form or attachment may delay the process for either the demo review or the application for accreditation.

The application for accreditation is the signal that the Candidate is ready for his or her oral test of knowledge. The Oral Examination is a pass/fail test conducted in person by three members of the Oral Examination Sub-Committee. A fail at this stage means a Candidate will be scheduled for re-testing; a pass means that the Chair of the Exam Sub-committee will recommend to the Registration Committee that the application for accreditation be approved.

The Association office staff is available to help Candidates navigate this process, as are members and, most importantly, Candidates' own sponsors.

### *Reminder - New Membership Year*

March 1 marks the start of the 2019 Membership year and renewal notices will be sent out that do to the email address in your profile. Please be sure all your information is up to date, including (especially) your employer. Also, beginning March 1, members who joined in the MPTA category will become Candidate Members. This change brings the Association back into alignment with the *Professional and Occupational Associations Registration Act*.

### *...and Apologies*

...this is NOT the last year of the current 5-year re-certification cycle. Thank you to all who pointed out the error in the February 6 eBulletin. This cycle runs until 2020.

## IN THE NEWS

### Alberta Court of Appeal Upholds Controversial Lethbridge County Business Tax

<https://globalnews.ca/news/4865279/alberta-court-appeal-lethbridge-business-tax/>

## Hybrids

On January 2<sup>nd</sup>, 2019, the Government of Alberta notified a number of municipalities that their respective hybrid assessment delivery contracts will be terminated effective July 2<sup>nd</sup>, 2019. The list of municipalities can be found [here](#). We would like to thank all municipal staff and delegated assessors for their cooperation and assistance during this transition, and look forward to continuing our work in the next phase of centralization.

To that end, the Government of Alberta does not have any plans at this time to terminate any other hybrid assessment delivery contracts this year. Should a municipality decide to end the contract, they will still be required to provide six month's notice to the effective date of termination.

For any further questions regarding contracts, please contact Ken Anderson at 780-427-8962.

## Decisions

- ⇒ Court of Queen's Bench  
Alberta Treasury Branches v Cogi Limited Partnership
- ⇒ Court of Appeal of Alberta  
Northern Sunrise County and others v Virginia Hills Oil Corp and others  
*Municipalities are unsecured creditors*

Full text on these and other decisions can be found in the Members' Secure site in the Documents tab.

## The Association has a new MSA!

We are pleased to announce that Ms. Ashley Newton has joined the Administration as Member Services Assistant. Ashley has great administrative experience and brings knowledge from the non-profit sector as well as municipal government as she has spent the last four years working for Parkland County.

Ashley is a busy mom of three boys, enjoys the outdoors and likes to tackle a couple triathlons a year. She is motivated, eager, and looking forward to helping our members to the best of her ability. With the Conference only a short while away, Ashley is looking forward to meeting many of the members within our Association.



## MEMBERSHIP CATEGORIES

An **Accredited Municipal Assessor of Alberta** is any person who is a practicing assessor, has been a Candidate Member for at least one year, and has met all of the requirements of and holds the AMAA designation in good standing.

A **Candidate Member** is the entry-level membership category for those wishing to pursue the AMAA designation or for those who are practising assessments under the supervision of an Accredited Member.

An **Associate Member** is any person who has demonstrated an interest in the practice of assessment as determined by the Registration Committee and has been sponsored by an Accredited Member.

A qualifying **Student Member** must be a person enrolled full time in secondary or post-secondary educational studies and cannot be employed full time in the assessment or appraisal industry.

## *Welcome New Members*

Having submitted an application for membership as required by policy, including obtaining the support of an accredited member, the following individuals have been accepted as regulated Candidate members:

### New Candidates

- ⇒ Jason Baumbach of the City of Red Deer
- ⇒ Tanner Krim of Tanmar Consulting

Having obtained sponsorship of an accredited member and submitted an application meeting the following individuals have been accepted as unregulated members:

### Municipal Property Tax Administrator

- ⇒ Joyce MacKenzie-Grieve of Pincher Creek
- ⇒ Cody Thorlakson of the MD of Willow Creek

Having obtained sponsorship of an accredited member and submitted an application meeting the following individuals have been accepted as unregulated members:

### Student Member

- ⇒ Amanpreet Minhas (U of A)
- ⇒ Nigel Gamester (UBC)

## *Congratulations Newly Accredited Members*

Having met all the requirements for accreditation, the following members have been granted the Accredited Municipal Assessors of Alberta (AMAA) designation with all its rights and obligations:

- ⇒ Jingnan (Nancy) Zong, AMAA of the City of Edmonton
- ⇒ Andrew Chu, AMAA of the City of Edmonton
- ⇒ Christopher Smith, AMAA of Accurate Assessment Group