



# ANNUAL REPORT

2025



CANADIAN  
HOME BUILDERS' ASSOCIATION  
**BRITISH COLUMBIA**



# LESA LACEY

*2025 President's Message*

**“WE ARE THE CORNERSTONE OF PROVIDING SAFE AND RESILIENT HOUSING.”**

Being CHBA BC President has been a goal of mine since joining the CHBA Fraser Valley board in 2012. Over a decade of volunteering on committees, boards and representing our industry with BC Construction Safety Alliance, Council of Construction Associations, Skilled Trades BC, Skills Canada BC and more, has deepened my care for residential construction and our member companies.

I believe residential construction is one of the best careers anyone in BC can have. We are the cornerstone of providing safe and resilient housing for our fellow neighbours in our communities. Unfortunately, years of increasing regulation, fees, and charges have eroded our ability to build the housing our province desperately needs.

Over the past year, the Executive and Board have focused on the issues that matter most to our members: affordability, attainability, and clear, balanced regulation. With all three levels of CHBA – Local, Provincial and National – our members have worked tirelessly to ensure elected officials are aware of the crisis our industry is facing. Our BC team has worked hard to carry this message through innumerable consultations, meetings, phone calls, and more on behalf of our membership.

Thank you to my fellow Executive and Board members for your support and encouragement. Some days felt overwhelming, and it was such a relief to know I was part of a larger team. Just like in our company, construction is and always will be, a team sport.

As we move forward, I hope we continue to refine our message on affordability, enhance governance and engagement. As Winston Churchill said, “Without courage, all other virtues lose their meaning.” Let’s continue to tackle the issues in our industry with bravery and resolution.

Thank you for the privilege of serving as your BC President. It has been a true honour.

# WALLY JAMES

*2026 President's Bio*

**"I'M PROUD TO SUPPORT OUR MEMBERS AND CONTINUE TO STRENGTHEN THE ASSOCIATION."**



CHBA BC's 2026 President, Wally James, is the owner of Buccaneer Contracting, a Penticton-based residential building and renovation company serving homeowners throughout the South Okanagan.

Wally is deeply involved in the industry and the community. He joined CHBA South Okanagan in 2014 and has served in many leadership positions at the local level since then, including as President from 2022 to 2025. At the Provincial level, Wally joined CHBA BC's Board of Directors in 2020 and has been a Government Relations Committee member since 2022.

Wally brings a unique international background to his role, having been born and raised in Wollongong, New South Wales, Australia. Originally trained as a metallurgist in the steelmaking industry, he arrived in Canada in 1988 for "just one ski season." This transitioned into a career as a full-time ski instructor for seven consecutive winters across both Canada and Australia before he found his calling in the trades.

He began his Red Seal carpenter training in 1995 at the age of 32. In 2006, he founded Buccaneer Contracting, specializing in custom homes, renovations, and wineries.

Beyond his professional life, Wally is a dedicated sports official, volunteering as a mountain bike and ski racing official since the mid-1990s. He is a two-time recipient of the Cycling BC "Commissaire of the Year" award and a two-time BC Alpine "Volunteer of the Year."

When he's not serving the community, association or working on a building or renovation project, you can find him and his wife, Barb, at the family cabin at Buccaneer Bay on the Sunshine Coast.

# DARREN WITT

*CEO'S Year in Review Message*

**“2025 WAS A YEAR MARKED BY CHANGE BUT GROUNDED IN A CLEAR COMMITMENT TO OUR MEMBERS AND INDUSTRY.”**

This past year has been one of both transition and purpose for CHBA BC. 2025 was a year marked by change but grounded in a clear commitment to our members and industry.

In October, our Board and staff came together for strategic planning sessions to chart the course for the years ahead. The outcome is a renewed direction that reflects today's realities while positioning the association to respond to what's next. It sharpens our focus on where we can have the greatest impact: advocacy, member value, support for our local associations and industry leadership.

CHBA BC experienced a significant leadership transition with the departure of our long-serving CEO. While this marked the end of an important chapter, it also underscored the strength of our organization. Throughout this period, our staff continued to deliver at a high level, ensuring continuity, maintaining momentum, and keeping member service at the forefront.

Our industry continues to face sustained challenges. Affordability, regulatory complexity, and ongoing economic pressures remain top of mind for builders across the province. These issues reinforce the importance of a strong, coordinated voice, working in alignment with our eight local associations, to advocate for our members across B.C.

With that in mind, we have approached our planning and budgeting with discipline and intent. Our resources are being directed where they matter most: supporting members, advancing advocacy efforts, and delivering programs that strengthen the residential construction industry.

As we look ahead, CHBA BC remains focused, resilient, and aligned in its efforts to support the homebuilding industry. We thank our members, volunteers, and partners for their continued engagement and support.



# DAN GLAVIND

## *2025 Treasurer's Report*

I am pleased to present highlights of our financial performance for the 2024–2025 fiscal year ending June 30, 2025.

Despite continued economic uncertainty and ongoing challenges facing the residential construction industry, CHBA BC remained financially stable and focused on delivering strong member value through advocacy, education, industry initiatives, and events. The association continued to demonstrate prudent financial management while making strategic investments to support long-term sustainability and growth.

### REVENUE

CHBA BC generated total revenues of **\$4,750,499**, representing continued growth over the previous fiscal year. Key revenue sources included:

- **Continuing Education Programs:** \$2,292,005
- **Membership Dues:** \$747,831
- **Events:** \$596,326
- **Homebuilders Initiative:** \$469,877
- **Energy Programs:** \$416,157
- **Interest Income:** \$219,299

Education and training programs remained the association's largest source of revenue, reflecting strong participation in professional development opportunities across the province. Events revenue also increased with the successful delivery of both the Georgie Awards and the inaugural CHBA BC Conference.





## EXPENDITURES

Total expenditures for the fiscal year were **\$4,524,661**, allowing the association to continue delivering programs and services that support members and the residential construction industry throughout British Columbia. Major expenditures included:

- **Salaries and Related Benefits:** \$1,640,251
- **Continuing Education Programs:** \$778,161
- **Events:** \$601,174
- **Homebuilders Initiative:** \$469,877
- **Meetings and Industry Engagement:** \$171,373
- **Government Relations:** \$81,977
- **Local Association Support:** \$189,560

CHBA BC also continued investments in technology, member services, and strategic initiatives to enhance operational effectiveness and strengthen member engagement.

## FINANCIAL HIGHLIGHTS & STRATEGIC INVESTMENTS

During the 2024–2025 fiscal year, CHBA BC continued to focus on strengthening the association’s long-term position through strategic investments and responsible financial stewardship. Highlights included:

- Maintaining a strong financial position with an operating surplus of **\$225,838**.
- Increasing cash reserves to **\$1.62 million** at year-end.
- Continuing investment toward CHBA BC’s future office space, with total building deposits reaching **\$766,279**.
- Supporting local home builders’ associations through membership support and local association funding initiatives.
- Delivering the first CHBA BC Conference in addition to the continued success of the Georgie Awards program.
- Continuing to invest in advocacy efforts addressing housing affordability, regulatory challenges, skilled labour shortages, and industry priorities.
- Expanding education and professional development opportunities for members across British Columbia.
- Supporting skilled trades initiatives and scholarships through the Homebuilders Initiative.



## **FUTURE OUTLOOK**

Looking ahead, CHBA BC remains focused on ensuring long-term financial sustainability while continuing to deliver strong value to members through advocacy, education, and industry leadership.

Priorities for the upcoming fiscal year include:

- Continuing government relations and advocacy efforts on key housing and construction issues.
- Supporting workforce development and skilled trades initiatives.
- Expanding education and professional development opportunities.
- Continuing strategic investments in technology and member services.
- Advancing the development and completion of CHBA BC's future office space.
- Strengthening engagement with local associations and industry partners across the province.

## **CONCLUSION**

I would like to thank the CHBA BC Board of Directors, Executive Committee, staff, members, and industry partners for their continued support and commitment throughout the year.

Through careful financial management and a strong focus on member value, CHBA BC remains well-positioned to support the residential construction industry and continue delivering meaningful programs, services, and advocacy on behalf of our members across British Columbia.

Respectfully submitted,

**Dan Glavind**

Treasurer, Canadian Home Builders' Association of British Columbia



# GOVERNMENT RELATIONS

CHBA BC's government relations efforts were shaped by a dynamic political landscape marked by international economic disruptions that impacted British Columbians. A significant NDP cabinet shuffle shifted the Housing and Municipal Affairs portfolio to Christine Boyle. Later in the year, the BC Conservative Party leader stepped down, with a successor to be chosen in May 2026. The BC Green Party also underwent a change in leadership.

In the face of these challenges, CHBA BC took proactive steps to sustain its relationships as well as its role as a trusted advisor and leading advocate for the residential construction sector.

## HIGHLIGHTS

- Engaged with all parties through numerous MLA meetings.
- Launched planning for our 2026 Day at the Legislature.
- Nearly doubled the number of government consultations and submissions from 2024.

## POLICY AND ADVOCACY

- Represented the industry at 19 government consultations and meetings, raising critical industry concerns to support policy development on key issues such as natural resource permitting, Heritage Conservation Act transformation, prompt payment, DCCs/ACCs and new development finance tools, among others.
- Submitted 19 government submissions and letters, highlighting industry concerns around reducing the rising cost to build homes, streamlining regulatory processes, and others.
- Met with 14 key MLAs, including the Min. of Housing and Municipal Affairs, Min. of Water, Land and Resource Stewardship, Min. of Labour, and the Attorney General.
- Attended the UBCM Convention alongside other stakeholders and industry partners.

## COMMITTEE AND MEMBER ENGAGEMENT

- Delivered 22 bi-weekly updates to members through the Advocacy Update newsletter.
- Hosted a member webinar on the crucial Cowichan Tribes v. Canada case.



# TECHNICAL & BUILDING INNOVATION

## Advancing Strategic Priorities

Key priorities under the 2025–2029 Strategic Plan were advanced to reinforce our role as a trusted advisor to the Construction Standards and Digital Solutions Branch and building officials on building code matters.

CHBA BC engaged with senior government officials and key stakeholders to support informed decision-making and alignment on common priorities, including:

- Ministerial Advisor, Ministry of Energy and Climate Solutions, and Executive Director, Climate Action Secretariat
- Executive Director, Ministry of Jobs and Economic Growth (Construction Innovation)
- Construction Standards and Digital Solutions Branch

Through targeted engagement and coordinated advocacy, CHBA BC advocated that regulatory changes remain practical, cost-neutral, and implementable across the industry.

## Industry Sessions and Knowledge Sharing

The introduction of new lateral load requirements for Part 9 buildings was identified as the most significant change, with notable impacts on both industry professionals and building officials. To support capacity building and increase industry awareness, targeted training sessions were delivered in collaboration with the Education department, focusing on bridging policy intent, technical requirements, and practical application.

## KEY SUBMISSIONS & ADVOCACY HIGHLIGHTS

### TECHNICAL AND POLICY SUBMISSIONS

- **BC Building Code 2024**  
Proposed Fall Amendments
- **CleanBC Independent Review**
- **Addressing embodied GHG emissions in the National Model Codes 2030**  
Submission to the Canadian Board for Harmonized Construction Codes
- **Implementation of BC Building Code 2024 Changes to Seismic Design**  
Letter to the Construction Standards and Digital Solutions Branch

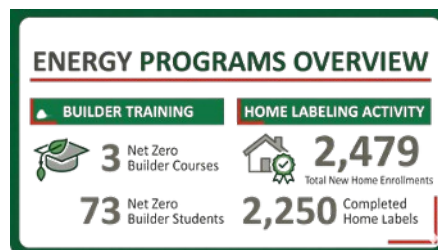
### GOVERNMENT RELATIONS

- **Addressing the Cost of Delivery**  
Letter to Minister of Housing and Municipal Affairs
- **CleanBC and BC Home Energy Planner**  
Letter to Minister of Energy and Climate Solutions
- **CHBA BC Pre-Budget 2026 submission**  
Recommendations on CleanBC funding



# ENERGY PROGRAMS

CHBA BC's Energy Programs continued to play a leading role in advancing high-performance housing across the province, supporting both Energy Advisors and builders through program delivery, training, and advocacy.



Labelling activity remained strong, with 2,479 new homes enrolled and 2,250 home labels completed. Of these, 93 were Net Zero Home labels, and 2,157 were EnerGuide labels, reflecting continued momentum toward improved energy performance in residential construction. CHBA BC also delivered three Net Zero Builder courses, training 73 participants and further building industry capacity in high-performance building practices.

A key focus in 2025 was strengthening support for CHBA BC's Energy Advisor network. This included the launch of the *Friday Fix* Education Series, a free monthly resource providing practical tools, best practices, and insights to support Advisors in their day-to-day work. Additional efforts included facilitating Energy Advisor training through virtual and classroom-based learning and developing a new mentorship guide to support incoming professionals.

CHBA BC also enhanced program quality and consistency through expanded internal quality assurance procedures, the establishment of regular Quality Assurance Specialist working group meetings, and revised service agreements for all Energy Advisors.

Collaboration and advocacy remained a priority, with participation in monthly Natural Resources Canada town halls, quarterly Net Zero Service Organization meetings, and in-person engagement in Ottawa alongside national partners.

The successful renewal of CHBA BC's Service Organization licence for another three years shows the strength and credibility of the program, positioning it for continued growth and impact.



# EDUCATION

In 2025, CHBA BC continued to strengthen its commitment to industry-leading education, delivering training in a range of flexible formats to meet the needs of a diverse and busy membership. Through a combination of in-person sessions, live webinars, and pre-recorded online courses, members across the province were able to access high-quality professional development opportunities when and where it worked best for them.

**25%**  
**MEMBER TRAINING  
DISCOUNT**

**TOTAL MEMBER DISCOUNT  
SAVINGS PROVIDED**

**\$173,000**

A highlight of the year was the 3rd Annual Education Summit, held in Richmond. This two-day event, delivered in partnership with the Building Officials' Association of BC, brought together approximately 200 professionals from across BC's residential construction sector. The Summit continues to grow in both size and impact, providing a valuable forum for collaboration, and knowledge sharing between builders and building officials. The next Education Summit is scheduled for November 4-5, 2026.

Beyond the Summit, CHBA BC delivered 14 in-person roadshow events in communities throughout the province, supporting 274 registrations and ensuring access to education at the local level. Across all formats, total course registrations reached 3,764 in 2025, reflecting strong demand for relevant, practical training.

To further support member success, CHBA BC offered a 25% discount on courses, representing \$173,000 in savings in 2025. These programs help members stay at the forefront of industry advancements while earning continuing professional development points required for BC Housing licensing.



# AWARDS & EVENTS

As usual, CHBA BC's Awards and Events programming was highlighted by the 33rd Annual Georgie Awards, B.C.'s premier housing awards program. Held on March 22, 2025, the gala welcomed more than 600 guests to celebrate 53 awards.

The event continues to set the standard for recognizing outstanding achievement in home building, renovation, design, and marketing throughout the province.

The 2025 gala embraced a Dr. Seuss-inspired theme, delivering a memorable and engaging experience for attendees. The event's impact have been recognized nationally, earning finalist status at the Canadian Event Awards for the third time, following a win in 2020.

As the 2026 Submission Platform closed in November 2025, entries for the Georgie Awards were up 14 percent year-over-year, ensuring the competition for this year's awards will be as strong as ever.

Industry support remains a cornerstone of the Georgie Awards' success. Platinum sponsorship from Livabl, TELUS, The Home Depot, and BC Housing contributed to another exceptional event in 2025. Demonstrating the value of supporting this high-profile celebration and the attention it brings to our sponsors, key partners, Livabl, TELUS and The Home Depot, are confirmed to return in 2026, joined by LG.

Beyond the Georgie Awards, in October, CHBA BC gathered its executive, board, staff, and local association representatives in Richmond for a strategic planning session to set priorities and direction for the next three years. In addition to the formal planning session, the Awards & Events team also organized several social outings to keep our delegates engaged and entertained over the two-day event.



# COMMUNICATIONS

CHBA BC strengthened its communications efforts to better connect with members, amplify industry priorities, and elevate the association's profile across the province. A key milestone was the launch of Member Matters, a bi-weekly, member-exclusive newsletter designed to deliver timely, relevant updates directly to industry professionals. With a distribution of more than 6,000 recipients, Member Matters has quickly become a cornerstone of CHBA BC's communications, providing focused content on advocacy, education, industry insights, and member engagement.



Complementing this, CHBA BC continued to refine its broader communications approach, ensuring consistent, clear, and accessible messaging across all channels.

CHBA BC also expanded its reach through strategic media partnerships. Sponsorship of the Gimme Shelter series on CKNW provided a platform to highlight housing challenges and solutions to a broad public audience, reinforcing the association's role as a leading voice for the residential industry. Sponsorship of BC Lions radio broadcasts further extended this reach across stations province-wide during the football season.

Member bulletins, targeted government relations communications, and digital platforms were leveraged to keep members informed and engaged on the issues that matter most, including housing affordability, regulatory changes, and industry innovation.

Social media channels continued to grow, with a focus on Instagram and LinkedIn. A highlight was a summer campaign showcasing the work of all eight local associations, helping to strengthen connections across the association.

# CHBA BC STAFF

<b>Claire Bermingham</b>	<b>Colin Craig</b>	<b>Vanessa Joehl</b>
Program Manager, Energy Programs	Manager, Learning and Development	Director, Energy Programs and Service Organization Manager
<b>Heesun Kim</b>	<b>Terry Kowal</b>	<b>Pauline Rupp</b>
Education Coordinator	Policy Advisor, Codes and Standards	Director, Technical & Building Innovation
<b>Jenny Scott</b>	<b>Laura Sew</b>	<b>Jane Tang</b>
Director, Policy and Government Relations	Senior Director, Special Events and Sponsorships	Director, Education
<b>Mahsa Toghray</b>	<b>Rob Viccars</b>	<b>Sian Webb</b>
Policy & Government Relations Lead	Director, Communications	Office Manager/Executive Assistant
<b>Darren Witt</b>		
Interim CEO		

## 2025 Executive Committee

President	Past President	Treasurer
Lesa Lacey	Mark Bernhardt	Dan Glavind
1st Vice President	2nd Vice President	Presidential Appointees
Wally James	Henri Beslisle	Steve Atsma
Interim CEO		
Darren Witt		

## 2025 Board of Directors

CHBA Central Interior	CHBA Central Okanagan	CHBA South Okanagan
Drew Atkinson	Kirsten Brown	Nathan Little
Chris Crowell	Kerry McDowell	
Ryan Kurzac	Krista Paine	
CHBA Vancouver Island	CHBA Fraser Valley	HAVAN
Jamie Kuhn	Paul Coleridge	Alisa Aragon-Lloyd
		Jonathan Meads
CHBA Northern BC	CHBA Sea to Sky	
James Lambert	Derek Venter	
Nathan Saarela		

## Committee Chairs

Government Relations	Technical Research	Renovators Council
Tom Calne	Brian Charlton	Henri Beslisle



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**ADVOCATE**

**EDUCATE**

**INNOVATE**

**ELEVATE**

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