



PROPERTY ASSESSMENT DEPARTMENT • SERVICE DE L'ÉVALUATION FONCIÈRE

April 21, 2006

RE: Request for Property Sale and Income/Expense Information
Roll Number:
Property Address:
Assessment Region #:

The City of Winnipeg Property Assessment Department is collecting information for the purpose of preparing the 2010 General Assessment in accordance with Section 9(1) of *The Municipal Assessment Act*.

In order to make property assessments reflective of market value, it is necessary for us to obtain details of recent property sales and, for all income-producing properties, accurate operating income and expense information.

We, therefore, request that you complete the enclosed questionnaires and return them to our office on or before May 12, 2006. Failure to comply with this request will result in the imposition of penalties as outlined in *The Municipal Assessment Act* and detailed in the attached Instructions for Completing Questionnaires.

A copy of the Audited Income and Expense statements that are relevant to the property sale is to be included. If Audited Income and Expense statements are not available, then please submit a copy of the Non-Audited statements.

Please note that the questionnaires and documents included in this package are also available in French by contacting us at 986-2353. Included in this package are:

- Instructions for Completing Questionnaires and Legislative Authority
- Property Income and Expense Questionnaire; Form: 2005-01
- Tenant Verification Form; Form: 2005-02
- Multi-Family Questionnaire; Form: 2005-03
- Property Sale Questionnaire; Form: 2005-04

We are confident that your cooperation will result in an accurate and fair assessment. If you have any questions, please call our Customer Service Centre at 986-2353.

Yours truly,

Cliff Jeffers
Acting City Assessor/Director

Embrace the spirit • Vivez l'esprit



PROPERTY ASSESSMENT DEPARTMENT • SERVICE DE L'ÉVALUATION FONCIÈRE

21 avril 2006

OBJET : Demande de renseignements sur les ventes de biens fonciers ainsi que sur les revenus et les dépenses d'exploitation de biens immobiliers
N° du rôle :
Adresse du bien :
Secteur de l'évaluation :

Le Service de l'évaluation foncière de la ville de Winnipeg collecte des renseignements en vue de la préparation de l'évaluation générale de 2010 en conformité avec le paragraphe 9(1) de la *Loi sur l'évaluation municipale*.

Pour que les évaluations foncières reflètent la valeur marchande, il est indispensable que nous obtenions des renseignements exacts sur les ventes récentes de biens fonciers ainsi que sur les revenus et les dépenses d'exploitation de tous les biens immobiliers productifs de revenus.

Par conséquent, nous vous demandons de bien vouloir remplir les questionnaires ci-joints et nous les retourner au plus tard le 12 mai 2006. Le fait de ne pas obtempérer à la présente demande se traduira par l'imposition d'amendes ainsi qu'il est indiqué dans la *Loi sur l'évaluation foncière* et dans les instructions ci-jointes sur la manière de remplir les questionnaires.

Nous sommes persuadés que votre collaboration permettra d'assurer l'exactitude et la justesse des évaluations. Si vous n'avez pas accès à vos états financiers vérifiés, veuillez joindre une copie de vos états financiers non vérifiés.

Veillez noter que les questionnaires et les documents inclus dans le présent envoi sont aussi disponibles en français. Pour les obtenir, composez le 986-2353. Le présent envoi comprend notamment ce qui suit :

- Instructions sur la manière de remplir les questionnaires et dispositions législatives habilitantes
- Questionnaire sur les revenus et les dépenses d'exploitation de biens immobiliers – Formulaire n° 2005-01
- Formulaire de vérification des locataires – Formulaire n° 2005-02
- Questionnaire multifamilial – Formulaire n° 2005-03
- Questionnaire sur les ventes de biens fonciers – Formulaire n° 2005-04

Nous sommes persuadés que votre collaboration permettra d'assurer l'exactitude et la justesse des évaluations. Si vous avez des questions au sujet de ce qui précède, n'hésitez pas à communiquer avec notre Centre de service à la clientèle, au 986-2353.

Nous vous prions d'agréer, Madame, Monsieur, l'expression de nos sentiments les meilleurs.

L'évaluateur de la ville et directeur du Service de l'évaluation foncière par intérim,

Cliff Jeffers

Embrace the spirit • Vivez l'esprit



INSTRUCTIONS FOR COMPLETING QUESTIONNAIRES

GENERAL INSTRUCTIONS

The forms contained in this package indicate a "DUE DATE" of **May 12, 2006**.
 The information requested is for the **relevant Income and Expense statements**.
PLEASE COMPLETE THE "CERTIFICATION" SECTION ON ALL APPLICABLE FORMS. IF WE REQUIRE CLARIFICATION OR ADDITIONAL INFORMATION, IT IS IMPORTANT FOR US TO HAVE A CONTACT PERSON IDENTIFIED.

PROPERTY INCOME AND EXPENSE QUESTIONNAIRE (FORM: 2005-01)

Enter the information requested for the **relevant year**. If the property was purchased in **2005**, include the income and expense information that was supplied by the vendor.
 In the column, "Property Information", please complete the information required for Total Leaseable Area, Average % of Space Vacant in the **relevant year**, Number of Tenants, Number of Indoor Parking Spaces (if applicable) and Number of Outdoor Parking Spaces (if applicable).
 If the property is 100% owner occupied, then complete the information required for "Annual Expenses" and "Capital Cost Summary" only.

TENANT VERIFICATION FORM (FORM: 2005-02)

This form must be completed for ALL non-residential space. Indicate which space, if any, is occupied by the Building Owner.
 Enter the tenant information for the **relevant year**. If the property was purchased in **2005**, include the tenant information that was supplied by the vendor. For units that were vacant for part of the year, record the information as follows:

Unit No.	Floor No.	Tenant Name	Primary Use	Lease Start	~~~~~
101	1	Vacant	12	N/A	~~~~~
102	1	The Clothing Store	6	2005/06/01	~~~~~

In the column "Primary Use", please indicate the predominant use of the premises or unit. For example, tenants are located in a shopping mall, and each individual unit may have a different use. A vacant unit would be listed as "Vacant - 12", while the Clothing Store (or unit) would be listed as "Retail - 6".

MULTI-FAMILY QUESTIONNAIRE (FORM: 2005-03)

This form must be completed for all multi-family properties, i.e. apartment blocks, mixed-use properties and residences with more than two dwelling units.
 If the property is mixed use, e.g. commercial on the main floor and apartments above, then this form must be completed along with the Tenant Verification Form, FORM: 2005-02. The Tenant Verification Form should list all of the commercial tenants.
 In the "Property Features/Amenities" section, please specify features such as recreational rooms, meeting rooms, exercise rooms, and extra storage space (non-suite) for tenants.

PROPERTY SALE QUESTIONNAIRE (FORM: 2005-04)

This form is to be completed for all properties that sold in **2005**. The Sale Date shown is the date the Transfer of Land was registered at the Winnipeg Land Titles Office.
 Please verify the information in Section A – "Property Identification" and note any discrepancies.
 The Property Use Code is the most recent use of the property and may not be your intended use.
 The Section C - "Property Characteristics" deals with any intended change in use of the property.

LEGISLATIVE AUTHORITY

Each form contains references to the following sections of *The Municipal Assessment Act*:

Assessor may request information

16(1) An assessor may request that a person, including a Crown agency or Crown corporation, who owns, uses or occupies assessable property provide to the assessor information or documentation that relates or might relate to, or that affects or might affect, the value of the property being assessed or that is or might be relevant to assessment of the property which, without limiting the generality of the foregoing, may include information for each year since the previous general assessment respecting

- (a) any sale of the property
- (b) the cost of any construction on the property; and
- (c) any income or expense related to the use or operation of the property

21 days to provide information and declaration

16(2) Where a person, including a Crown agency or Crown corporation, receives a written request from an assessor under subsection (1), the person shall, within 21 days of receiving the request, provide information or documentation to the extent that information or documentation to which the request relates is in the possession or control of the person affirming that the information or documentation provided by the person is complete, true and accurate.

Burden of proof for non-cooperation

53(3) Where an applicant fails or refuses

- (a) to give an assessor a reasonable opportunity to inspect the property; or
- (b) to comply with a request for information and documentation under section 16;

a board shall, at the hearing of the applicant, place the burden of proof on the applicant on all matters at issue.

Effect of providing inconsistent information

54(3.1) Where, in response to a request for information or documentation under clause 16(1)(c), a person provided information or documentation that was substantially at variance with information that he or she presented at the hearing, the presiding officer of the board or panel may order that the information presented by the person at the hearing is not to be considered by the board or panel in making its decision.

Effect of providing no information

54(3.2) Where a person failed to comply with a request for information or documentation under clause 16(1)(c), the board or panel shall specify in its order that any reduction in the assessed value of the person's property is not to take effect until the year following the year in which the order is made, or the year following the year to which the application relates, whichever is later.

Burden of proof for non-cooperation

59(6) Where an applicant fails or refuses

- a) to give an assessor a reasonable opportunity to inspect the property; or
- b) to comply with a request for information and documentation under section 16;

the Municipal Board, on appeal under subsection 56(2), shall, at the hearing of the appeal, place the burden of proof on the property owner on all matters at issue.

Effect of providing inconsistent information

60(2.1) Where, in response to a request for information or documentation under clause 16(1)(c), a person provided information or documentation that was substantially at variance with information that he or she presented at the hearing of an appeal by The Municipal Board, the person chairing the hearing may, whether or not an order was made under subsection 54(3.1) in respect of the matter, order that the information or documentation presented at the hearing is not to be considered by The Municipal Board in making its decision.

Effect of providing no information

60(2.2) Where a person failed to comply with a request for information or documentation under clause 16(1)(c), The Municipal Board shall specify in its order that any reduction in the assessed value of the person's property is not to take effect until the year following the year in which the order is made, or the year following the year to which the application relates, whichever is later.

Offence and penalty

64 Where a person refuses or fails to supply information or documentation as required of the person under this act or the regulations, the person commits an offence and is liable to a fine not exceeding \$25.00 for each day that the person continues to refuse or fails to supply the information or documentation.

RENTAL INCOME LOSS		CAPITAL COST SUMMARY			NOTE: Please DO NOT report normal Repair and Maintenance expenses in this section
Vacancy	\$ _____ (121)	Type	Incurred	Date (mm/dd/yyyy)	
Bad Debts	\$ _____ (122)	Roof	\$ _____ (222)	_____	
		Windows	\$ _____ (223)	_____	
		Heating (HVAC)	\$ _____ (224)	_____	
		Other (specify)	_____	\$ _____ (225)	
		Total	\$ _____ (226)		

This information is collected under the authority of *The Municipal Assessment Act* - Sections 16(1), 16(2). Failure to comply with this request may result in the imposition of penalties as outlined in Sections 53(3), 54(3.1), 54(3.2), 59(6), 60(2.1) 60(2.2) and 64 of *The Municipal Assessment Act*. Refer to page 2 of "Instructions for Completing Questionnaires" for the relevant sections of *The Municipal Assessment Act* that apply. The Property Assessment Department is prevented from the unauthorized disclosure of this and other information under the provisions of Manitoba's *Freedom of Information and Protection of Privacy Act*.

CERTIFICATION

I hereby certify that all information contained in this statement is true and correct. I understand that the willful making of any false statement of material fact herein will subject me and the property described to the penalties outlined in *The Municipal Assessment Act*.

Name of Contact (please print)

Title

Signature

Business Telephone

E-Mail Address

Date

FOR OFFICE USE ONLY – DATE RECEIVED

SPECIAL CONDITIONS (424)

1. IF any land leases exist, please provide the details; _____
2. IF incentives/inducements are given to the tenant, please indicate the value and what the inducement/incentive is. (e.g. Free rent - state if annual, tenant improvement allowance, loan etc.) _____
3. IF tax participation is determined by a base year, please note the base year and base year taxes: _____
4. IF operating costs are determined by a base year, please specify the base year and base operating costs: _____
5. IF percentage rents apply, please specify the amount and breakpoint: _____
 - a) IS the percentage rent over and above the actual rent or is it the only rent? _____
 - b) IF percentage rents apply, please supply the current percentage Rent Roll for 2005: _____

This information is collected under the authority of *The Municipal Assessment Act* - Sections 16(1), 16(2). Failure to comply with this request may result in the imposition of penalties as outlined in Sections 53(3), 54(3.1), 54(3.2), 59(6), 60(2.1) 60(2.2) and 64 of *The Municipal Assessment Act*. Refer to page 2 of "Instructions for Completing Questionnaires" for the relevant sections of *The Municipal Assessment Act* that apply. The Property Assessment Department is prevented from the unauthorized disclosure of this and other information under the provisions of Manitoba's *Freedom of Information and Protection of Privacy Act*.

CERTIFICATION

I hereby certify that all information contained in this statement is true and correct. I understand that the willful making of any false statement of material fact herein will subject me and the property described to the penalties outlined in *The Municipal Assessment Act*.

Name of Contact (please print) Title Signature Business Telephone E-Mail Address Date

FOR OFFICE USE ONLY - DATE RECEIVED



PROPERTY SALE QUESTIONNAIRE

FORM: 2005-04

CALENDAR

YEAR 2005

DUE DATE: May 12, 2006

A. PROPERTY IDENTIFICATION

Roll Number:
Assessment Region #:
Property Owner:

Neighbourhood Characterization Area:
Sale Date:
Vendor:

Property Address:
C.T. Number:
Property Use Code:

Consideration Paid:
Sworn Value:

B. SALES VERIFICATION

- 1. Is the consideration paid - shown above - the correct total sales price?
2. On what date was the sale price agreed upon?
3. Was this sale an arm's-length, open market transaction?
4. Were any items other than real estate included in the purchase price?
5. Was a market value appraisal report or opinion of value completed on the property at the time of sale?
6. Is there a leaseback arrangement between Vendor and Purchaser?
7. Is this sale full interest?
8. Is there a single lease covering any or all of the buildings?
9. Is there a land lease involved?
10. Did the Purchaser occupy all or part of the property prior to purchase?
11. Does the Purchaser intend to occupy all or part of the property after the sale?
12. Does the Purchaser intend to use the property for a new business?

C. PROPERTY CHARACTERISTICS

- 13. What was the property used for at the time of sale?
14. Is the intended use of the property the same?
15. What was the overall condition of the building(s) on the site at the time of purchase?
16. Did you, or do you intend to, make major repairs or improvements to the property?
17. Did you, or do you intend to, demolish any of the structures on the property?
18. Do you intend to subdivide all or a part of the property?

D. PROPERTY FINANCIAL DETAILS

Please complete the financial details with respect to the purchase of the property.

	Dollar Amount/Value	% of Total	Interest Rate	Lender's Name and Address
19. Cash Down	\$			
20. Assumed Financing	\$			
21. Vendor Take-Back Mortgage	\$			
22. First Mortgage	\$			
23. Second Mortgage	\$			
24. Property in Exchange	\$			
25. Securities Transferred	\$			
26. Liens, Legacies, Annuities and Maintenance Charges to which the Transfer of Land is subject to	\$			
	\$			
27. Other Valuable Consideration	\$			
28. Goodwill	\$			
29. Chattels (items of tangible Personal Property)	\$			
30. Other Consideration not included above	\$			
TOTAL	\$	100.0%		

E. INCOME AND EXPENSE INFORMATION

31. Was part or all of this property tenant-occupied at the time of sale? YES NO
32. Was the purchase price based on the property's net operating income? YES NO
 If YES, what is the Capitalization Rate at which you assumed you purchased the property _____%
33. Were there any financial details and/or investment prospectus available prior to the conclusion of the sale? YES NO
 If YES, please return a copy of the above documents with this form.

This information is collected under the authority of *The Municipal Assessment Act* - Sections 16(1), 16(2). Failure to comply with this request may result in the imposition of penalties as outlined in Sections 53(3), 54(3.1), 54(3.2), 59(6), 60(2.1) 60(2.2) and 64 of *The Municipal Assessment Act*. Refer to page 2 of "Instructions for Completing Questionnaires" for the relevant sections of *The Municipal Assessment Act* that apply.

The Property Assessment Department is prevented from the unauthorized disclosure of this and other information under the provisions of Manitoba's *Freedom of Information and Protection of Privacy Act*.

CERTIFICATION

I hereby certify that all information contained in this statement is true and correct . I understand that the willful making of any false statement of material fact herein will subject me and the property described to the penalties outlined in *The Municipal Assessment Act*.

 Name of Contact (please print) Position Signature

 Business Telephone E-Mail Address Date

FOR OFFICE USE ONLY – DATE RECEIVED