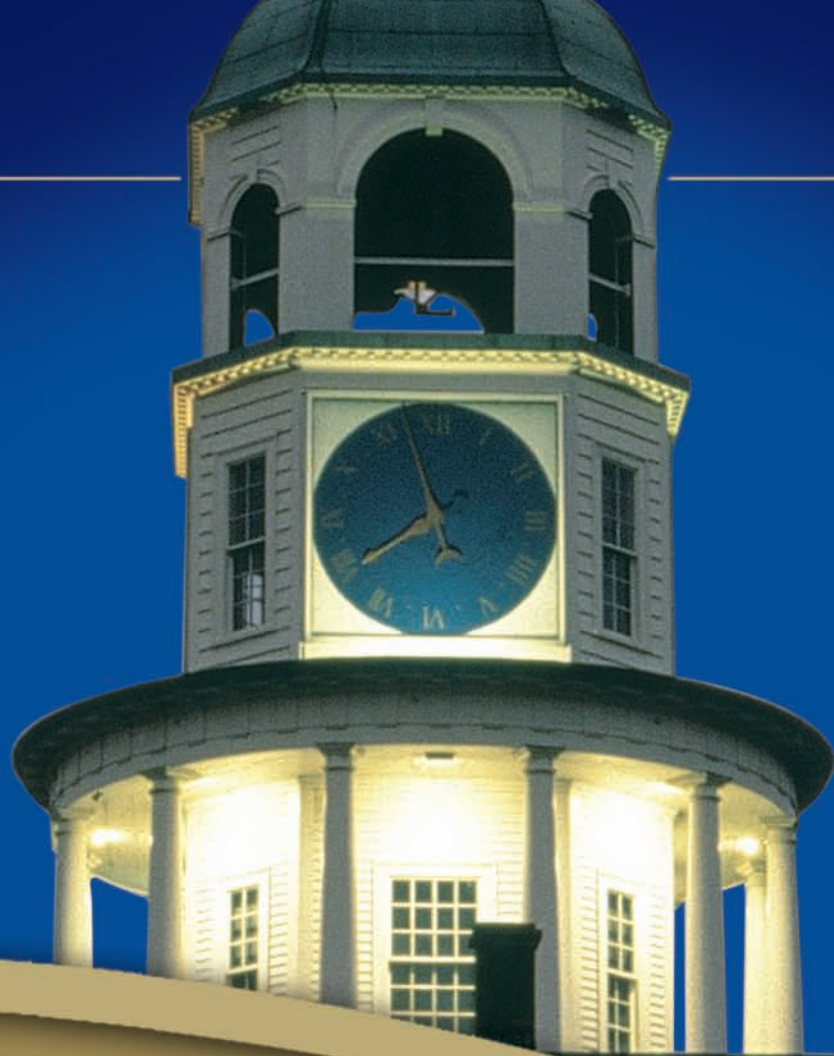




Building Owners and
Managers Association of Canada



BOMEX[®] 2006

BOMA Canada's National Conference & Exposition

September 20-22, 2006

World Trade & Convention Centre

HALIFAX, NS

Preliminary
Conference Program

a new energy
www.bomex.ca

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ProFac

Silver



Our foundation is
service



Bronze



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iirc BUILDING SCIENCES GROUP INC.
Complete Facility Engineering Services



Halsall
ENGINEERS-CONSULTANTS

Program at a Glance



Wednesday, September 20, 2006

- 7:00am - 4:00pm**
Registration
- 9:30am - 3:00pm**
BOMEX® Golf Tournament, Glen Arbour
- 6:30pm - 8:00pm**
Welcome Reception

Thursday, September 21, 2006

- 7:00am - 4:00pm**
Registration
- 7:30am - 8:00am**
Opening Breakfast
- 8:15am - 9:30am**
Opening Keynote, Andrew Coyne
- 9:30am - 9:45am**
Coffee Break
- 10:00am - 11:45am**
Concurrent Education Sessions
- 10:00am - 2:30pm**
BOMEX® Exposition
- 11:45am - 1:15pm**
Delegate Lunch
- 1:30pm - 3:00pm**
Concurrent Education Sessions
- 3:00pm - 4:00pm**
Senior Executive Roundtable
- 6:45pm - 7:30pm**
BOMA Canada Awards Gala Reception
- 7:30pm - Midnight**
BOMA Canada National Awards Gala



Friday, September 22, 2006

- 7:00am - 4:00pm**
Registration
- 8:00am - 8:30am**
Breakfast
- 8:30am - 9:45am**
Keynote Speaker, Dr. Nick Bontis
- 9:45am - 10:00am**
Coffee Break
- 10:00am - 11:15am**
Concurrent Education Sessions
- 10:00am - 2:30pm**
BOMEX® Exposition
- 12:00pm - 1:30pm**
Delegate Lunch
- 1:30pm - 3:00pm**
Closing Plenary Speaker, Mike Lipkin
- 4:00pm - 5:00pm**
Building Tours
- 6:00pm - 9:00pm**
Kitchen Party at Pier 21



The Building Owners and Managers Association (BOMA) of Canada is the voice of the Canadian commercial real estate industry with over 2,500 members in regional associations across Canada. On behalf of the building owners, managers, developers, facilities managers, asset managers, leasing agents, brokers, and the product and service providers to over 1.9 Billion square feet of commercial real estate in Canada, BOMA Canada addresses issues of national concern, and promotes excellence in the industry through information, education advocacy and recognition.

Welcome to BOMEX® 2006



On behalf of the Building Owners and Managers Association (BOMA) of Canada, it is my pleasure to invite you to attend BOMEX® 2006, BOMA Canada's National Conference and Exposition taking place this year in Halifax, Nova Scotia, September 20-22, 2006.

Our Committee has developed an outstanding program for this conference including a wealth of timely education topics and exceptional networking opportunities.

"A New Energy" - this years conference theme is focused on the energy in our businesses, the energy in the commercial real estate industry, and energy issues that affect all of us.

The program is designed to address all of these elements and to leave delegates with invaluable information, professional development, and industry insights.

I encourage you to bookmark the BOMEX® website: www.bomex.ca, for updates as details continue to be announced. Please plan to join us in Halifax, Nova Scotia for BOMEX® 2006.

Esther Paterson RPA,
President
Building Owners and Managers Association (BOMA) of Canada

Wednesday, September 20

7:00am - 4:00pm

Registration
World Trade & Convention Centre

9:30am - 3:00pm

Golf Classic
Glen Arbour Golf Course
Halifax, Nova Scotia

SPONSORS:



Glen Arbour Golf Course is Halifax's premium public golf course. The course is ranked in Score Magazine's "Top 100" for 2004 and Golf Digest has recently rated Glen Arbour with 4 1/2 stars and as a "must play" course. Designed by Canadian golfing icon Graham Cooke Glen Arbour boasts diversity in hole design, challenging elevation changes and a breathtaking layout surrounding three pristine lakes. There will be a shot-gun start with a host of prizes! Your ticket includes 18 holes of golf, cart, starter kit, breakfast, lunch & awards presentations.

Please note that until July 31, golf registration is available only to full delegates.

6:30pm - 8:00pm

Welcome Reception

Halifax's Delta Halifax is located in the heart of downtown Halifax, one of the world's most attractive maritime cities. Midway between historic Citadel Hill and the Halifax Waterfront, the Delta Halifax combines the hospitality and charm for which Maritimers have long been known for. BOMEX® delegates will have a chance to catch up with old friends and meet some new ones while enjoying our picturesque historical city.

7:00am - 4:00pm

Registration
World Trade & Convention Centre

7:30am – 8:00am

Opening Breakfast

SPONSOR:



THURSDAY EDUCATION PROGRAM

A New Energy Program

SPONSOR:



8:15am – 9:30am

Thursday Keynote Presentation

The Harper Revolution – How Far? How Fast?

Andrew Coyne, National Post's National Affairs Columnist



One of the conference's highly acclaimed speakers will be Andrew Coyne, national affairs columnist for The National Post. Renowned as a colourful and controversial commentator on everything Canadian, Andrew Coyne is very representative of the publication he writes for. On The National Post's verve, Andrew has commented, "If there's one thing I think the Post stands for is it's against greyness, it's against dullness, it's against the conformity and bland smiling face of Canadianism that is too often presented..." You can be sure Andrew's keynote presentation at BOMEX® 2006 will be neither dull nor bland.

9:30am – 9:45am

Coffee Break

10:00am – 11:45am

The Decision to Go Green

Go Green, BOMA Canada's national environmental certification program for commercial buildings, continues to grow. More and more firms across Canada are seeing great value in undertaking the program, and that green buildings are advantageous not only for the environment but also for the bottom line. Hear first-hand from industry leading firms that have adopted the Go Green standard, and Go Green Plus, the benchmarking component of the program. Learn how they have used Go Green as a tool to generate results and savings, while demonstrating environmental leadership.

10:00am – 11:45am

Tenant Retention – Status of Markets

What drives tenant retention? How important is tenant retention to overall real estate returns? What have we learned from the information we gather? How does it apply to retention? With almost 1 million surveys conducted, we will debate the issues of this important subject. Our panel will share interesting facts and trends from a six year history and give valuable insight into migration and the destination of tenants.

10:00am – 2:30pm

BOMEX® Exposition

Nearly 100 exhibitors await you at the BOMEX® 2006 Exposition, a valuable component of the annual conference. Building owners, property managers, facility managers, designers and real estate professionals will marvel at the state-of-the-art products, services and technologies applicable for the successful operation, maintenance, renovation and retrofit of buildings.

BOMEX® Presentation Stage: throughout both days of the conference, plan to attend the presentation stage and hear live demonstrations showcasing some of the new products and services available to the commercial real estate industry!

11:45am – 1:15pm

BOMEX® Delegate Luncheon

At the Exposition.

1:30pm – 3:00pm

An Effective Energy Management Program

This session will focus on something we all can use – effective and well managed energy programs. The panel will provide a general overview of the pitfalls and potential of developing an energy plan; discussion on Kyoto and emissions trading; tenant based energy programs and getting owner approval of retrofit work and a preview of an energy case study.

1:30pm – 3:00pm

Climate Change Strategy – SMART

This session will focus on integrated systematic approaches to sustainability including the interrelationship of fiscal/environmental/social and cultural sustainability and how this directly impacts property and building owners, maintainers and managers.

Today's building owners are looking at more holistic, sustainable and long-term management strategies that not only will save costs but also provide enhanced health and environmental benefits in the short and long term.

1:30pm – 3:00pm

Pandemic Planning – Are You Ready ?

The news of a possible Avian Flu Pandemic is becoming of increasing concern in Canada. In the event of a pandemic, the medical community projects that as much as 40% of the workforce will be unavailable for periods of up to 8 weeks. The workforce impact will include not only tenants, building management and staff, but also key service providers, such as cleaning and security firms. This session will provide you with invaluable details about what building owners can and should be doing to prepare.

3:00pm – 4:00pm

Executive Roundtable

The top executives of Canada's leading real estate corporations gather together on one stage to talk about what the future holds for our industry. This Thursday afternoon plenary is a great chance to hear these major decision makers discuss current issues and listen to their views, opinions and vision on the major issues impacting the industry. This is a must attend event.

- Cheryl Gray, Senior Vice President, Property Management & National Real Estate Services LP
- Mark Kenny, Vice President Operations, CAP REIT
- Geoff Harrison, President & CEO, Arcturus Realty Corporation
- Hugh Gorman, Vice President Real Estate Management, Oxford Properties Group
- Peter Accardo, Vice President National Commercial Property Management, GWL Realty Advisors Inc.

6:45pm – 7:30pm

BOMA CANADA AWARDS GALA RECEPTION

SPONSOR:



7:30pm – midnight

BOMA CANADA NATIONAL AWARDS GALA

Celebrate excellence in the Canadian commercial real estate industry at a spectacular gala evening dedicated to recognizing the people and the buildings they operate, that represent the best in Canada. The winners of The Office Building of the Year (TOBY) Awards, Pinnacle Awards and President's Awards will be announced, recognized and celebrated at this important industry event.

7:00am - 4:00pm
Registration
 World Trade & Convention Centre

8:00am - 8:30am
Breakfast

FRIDAY EDUCATION PROGRAM

A New Energy Program

8:30am - 9:45am

Friday Keynote Presentation

A Competitive Edge for Leaders

Dr. Nick Bontis, Leading Strategy & Management Expert



Dr. Nick Bontis is recognized internationally as a leading strategy and management guru. With humour and passion, he empowers individuals, teams and organizations to build their brainpower for high performance and sustainable competitive advantage. Tom Stewart, editor of Harvard Business Review, states "he is not only a pioneer in the field of intellectual capital, but one of its real experts as well". His expertise has been tapped by several Fortune 500 companies and even the United Nations who hand picked him for a high profile initiative. His ground-breaking doctoral dissertation is the #1 selling thesis in Canada, in all fields of study. He is an award-winning tenured professor of strategy and Maclean's magazine has identified him as one of McMaster University's most popular business professors for the last six years in a row!

9:45am - 10:00am

Coffee Break

10:00am - 11:15am

Emerging Trends in Sustainability

The application of sustainable principles in construction, renovation and operation of buildings has gained significant momentum. We will examine emerging trends in sustainability and discuss:

- How a business case for sustainability can be developed by reducing timelines for recovery of investment.
- How sustainability will affect the tenant's demands.
- How sustainability can be incorporated into a building renewal strategy.

10:00am - 11:45am

Bridging the Labour and Skills Gap

Labour availability issues are affecting all sectors and all regions of the country. Demographic changes, market dynamics and a buoyant economy all contribute to drains on the existing labour pool, critical labour and skill shortages, and a projected deficit of workers year after year. This session will discuss this skills and labour gap, and how to cope with the impact on business.

10:00am - 2:30pm
BOMEX® Exposition

12:00pm - 1:30pm
BOMEX® Delegate Luncheon
 At the Exposition.

1:30pm - 3:00pm

Friday Plenary Session

Keeper of the Flame

Mike Lipkin, World-Renowned Motivator & Communicator



Mike Lipkin is President of Environics / Lipkin, the motivation and sales empowerment practice of Environics Research Group. Mike has invested the last seven years in exploring personal excellence. He has worked with thousands of people in fifteen countries, and he helps them leverage the Social Values to boost their personal productivity and build strong teams around themselves.

Over the past ten years, Mike has empowered over one million people internationally through his TV shows, seminars, books and Peak Performance Programs. Winners from all over the world turn to him for inspiration and skills to achieve their highest goals.

Mike Lipkin has authored numerous best-selling books including On Fire! The Art of Personal Consistency; Luck Favours The Brave: How the Five Social SuperTrends Can Make You Very Successful; Your Personal Best—The Twelve Personal Best Practices to Help You Live at Your Highest Level; Phila! (with Mokgadi Pela); Juiced! How to Succeed through Spectacular Customer Service (with Arthur Gillis); Still Mind, Strong Heart (with Dr. Bernard Levinson); and You're The Boss!! (with Eric Parker). His newest high-octane program and book is Keeper of the Flame: How to Inspire Others on the Cusp of Change.

Mike Lipkin blends his boundless energy with concrete business sense. The result is that he gives his audiences the tools to keep themselves motivated while doing the same for all their stakeholders.

4:00pm - 5:00pm

Building Tours

The building tours selected for Halifax will be unique and interesting with the waterfront and Halifax's many new developments mixed into the City's historical elements. The topography with the Harbour and the hillsides surrounding it offer challenges on both sides of the water. Friday afternoon tours will be available at approximately 4pm. Stay tuned.

6:00pm - 9:00pm

Closing Party at Pier 21

Join us at this Gateway to Canada for a true down-home Maritime Kitchen Party. Fabulous Maritime food and proper East Coast entertainment, including toe-tapping music, are in store for a night you are sure to remember.

WHO SHOULD ATTEND?

BOMEX® addresses the needs of all professionals involved with the management, operation, maintenance and renovation of all types of buildings:

- Building Owners
- Property Managers
- Developers
- Architects
- Engineers
- Designers
- Renovators/ Tenant Improvement
- Contractors

EDUCATION CREDITS

The conference sessions qualify for the BOMI Canada Continuing Professional Development Requirement.

COMPANIONS

Companions have the freedom to see Halifax at their own pace and their own schedule. Following breakfast with delegates both mornings, companions have a never ending list of things to do. Whether you choose to see Halifax's historical sights, have a leisurely lunch, shop till you drop or spend the day at a luxurious spa - the choice is yours! The companion program includes a ticket to the Kitchen Party and to the BOMA Canada National Awards Gala.

SPECIAL REQUIREMENTS

Please advise the Conference Contact below in regards to your special dietary needs, accessibility or other requirements.

TRAVEL & ACCOMMODATION

The following airlines offer competitive rates:

Air Canada: 1.800.361.7585 or
www.aircanada.ca

Westjet: 1.888.937.8538 or www.westjet.com
Canjet: 1.800.809.7777 or www.canjet.com

Before you book, visit www.flyhalifax.com – your best online source for information about flight options into and out of Halifax International Airport

There are two conference hotels which are conveniently located and are offering preferred rates for delegates. Both hotels are connected via pedway to the conference site at the World Trade & Convention Centre

Delta Halifax
www.deltahotels.com
1-877-814-7706
Conference Room Rate: \$189/night

Prince George Hotel
www.princegeorgehotel.com
1-800-565-1567
Conference Room Rate: \$189/night

CAR RENTALS

Halifax International Airport is home to seven car rental companies that offer a wide selection of late model vehicles.

AvisCar Inc. - 1.800.879.2847

Budget Rent-A-Car - 1.800.268.8900

Enterprise Rent-A-Car - 1.800.261.7331

Thrifty / Dollar Automotive Group
Reservations - Dollar: 1.800.800.4000
Reservations - Thrifty: 1.800.847.4389

Hertz Canada Limited - 1.800.263.0600

National / Alamo
Reservations - National: 1.800.227.7368
Reservations - Alamo: 1.800.522.9696

BOMEX® Exhibitor List To Date:

AAF/Filtration Plus Ltd
Ainsworth Inc.
Atlantic Cat
Avondale Construction Ltd.
Benjamin Moore
Best Access Systems Division Stanley
Security Solutions Canada
BOMI Canada
Carma Industries
Carmichael Engineering
Clintar Groundskeeping Services
Direct Energy Business Services
Disaster Kleenup Canada
Ener-Gard Energy Products Inc.
Flynn Canada Ltd.
GateMaster Inc.
GE Consumer & Industrial
GE Security
Goodbye Graffiti
Halifax Heating & Air Conditioning Co. Inc
Hurley Corporation
ICI Paints
Imperial Parking (Impark)
IRC Building Sciences Group Inc.
Jani King Commercial Cleaning
Kent Building Supplies
NorthEastern Protection Services
ParkSmart Inc.
Scott Paper, A Kruger Company
Securitas Canada
Seneca College
Siemens Building Technologies Ltd.
Simplex Grinnell
The Home Depot Supply/Litemor
Thornes
Thyssen Krupp Elevator
Tremco - Weatherproofing Technologies
Canada
Triacta
Unicco Service Company
Unisource
Waste Management
WoodWyant



BOMEX®, the annual conference and exposition of the Building Owners and Managers Association of Canada is brought to you through the efforts of the BOMEX® Management Committee:

Bernard Myers (Chair)
BOMEX® Management Committee
Montreal

Emmitt Kelly (Co-Chair)
Nova Scotia Department of Transportation & Public Works
Halifax

Bill Greenwood
Past President, BOMA Canada
Greenwood Lane Inc.
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BOMA Canada
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BOMA Canada
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Debbie Dollar-Seldon
MediaEDGE Communications Inc.

Don Stoddard
Bristol Events

Kathy Purcell
Bristol Events

The BOMEX® Management Committee would like to thank the BOMA Atlantic Golf Committee for its efforts towards this year's golf tournament.

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BOMA Canada reserves the right to make session and speaker changes and substitutions as required.