



MEMBERSHIP PACKAGE

**Professional Property Managers Association
P.O. Box 2279, Station Main
Winnipeg, MB R3C 4A6
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ppma@mts.net www.ppmamanitoba.com**

PURPOSES AND OBJECTIVES

Established in 1984, the Association was incorporated on December 6, 1994 as a body corporate and politic without share capital under the laws of the Province of Manitoba, pursuant to the Corporations Act, with the following purposes and objectives:

- (a) To improve and advance the standards of the professional property management industry in Manitoba;
- (b) In all respects to represent the interests of its membership including, but not limited to, monitoring and proposing changes to existing and proposed legislation which affect the industry;
- (c) To promote the professional standards of its membership;
- (d) To provide such general services to its membership as may assist them in the areas of education, research, publications, promotion, networking and the like;
- (e) To develop, either alone or in partnership with others, activities which have the potential to provide benefits to its membership;
- (f) To acquire by purchase, leasing or otherwise, any and all property, real and personal, which the Association, for the purposes thereof, may from time to time think proper to acquire and which may lawfully be held by them, and to resell under lease or sublet, surrender, turn to account or dispose of such property or any part thereof;
- (g) The Association shall be operated without purpose of pecuniary gain to any of the membership, and any surplus or accretion of the Association shall be used solely for the purposes of the Association and the promotion of its objectives.

Today, PPMA members manage over 58,117 rental units which represent 1/3 of the total rental universe in Manitoba and 60% within Winnipeg - both private and public sector housing. Its membership includes over 57 property owners and managers as well as over 95 associate vendors, suppliers and contractors within the industry.

Our diligent hard work with civic, provincial and national government (through our national association participation on the Canadian Federation of Apartment Associations) has given members of the Professional Property Managers Association a stronger community voice that is respected and included in the consultation process.

A strong working relationship with organizations such as the Residential Tenancies branch ensures that we are moving towards a three-way, mutually beneficial partnership, which includes our residents.

Through our Political Action Committee and representation on various committees of outside organizations, we are working together to forward the concerns of our industry to all three levels of government to affect positive change on issues such as:

- CMHC Housing Advisory Council
- Winnipeg Chamber of Commerce Policy Committee
- MREA Education and Licensing of Property Managers
- Natural Gas Price Increases
- Rent Control
- The Residential Tenancies Act
- Civic By-law Amendments
- Federal Housing Issues through CFAA

PPMA is also a member of the national Canadian Federation of Apartment Associations and the Winnipeg Chamber of Commerce.

MEMBER BENEFITS

There are a number of benefits to both owner/manager and associate members which include the following:

SUPPORT:

When you have a question or need help, our friendly, knowledgeable network of industry peers and professionals provide assistance to all members through the PPMA office.

EDUCATION:

Throughout the year we host a variety of professional development events that help to further the education of our members and their staff, such as...

- Seminars and Workshops on industry related topics,
- Professional Apartment Caretaker Training Program at Red River College,
- Annual Trade Show and Conference Workshop Presentations, and
- Monthly General Membership Meeting Guest Speaker Presentations.

DISCOUNTS:

We are pleased to offer member exclusive discounts provided by our network of associate members through our Member Advantage Program.

REPRESENTATION:

As the sole voice for the residential rental industry in Manitoba, we strive to foster and maintain strong relations with Government, neighborhood associations and other industry peers.

VOLUNTEERING:

You can be a part of the decision making process of the PPMA while expanding your knowledge and industry contacts by volunteering your time and talents on one of the many interesting committees.

- Awards,
- Charity & Community Service,
- Trade Show & Conference,
- Education,
- Energy & Environment,
- Ethics,
- Golf,
- Membership,
- Political Action,
- Robert L. Simpson Scholarship,
- RTB Watchdog,
- Safety & Security, and
- Social.

EXPANDED BUSINESS MARKET:

With direct access to the owners and managers of over 60% of the Manitoba residential rental universe.

SPONSORSHIP:

There are numerous opportunities for our associate and owner/manager members to sponsor one or more events held throughout the year. These include...

- Monthly General Membership Meetings,
- Annual Trade Show and Conference,
- Annual Golf Tournament,
- Newsletter display ads, and
- Holiday Luncheon.

MEMBER AWARDS:

Each year we recognize the notable achievements of our dedicated members and their staff. Members and individuals who have demonstrated excellence in our industry receive the following prestigious awards:

- Resident Manager of the Year Award,
- Maintenance Person of the Year Award,
- Outstanding Customer Service Award,
- Renovation of the Year Award,
- Member of the Year Award,
- Associate Member of the Year Award,
- Advertising Award,
- Outstanding Community Service Award,
- Innovation Award, and
- Landscaping Award.

ADDITIONAL BENEFITS:

- Quarterly newsletter,
- E-mail information "blasts" on latest industry trends,
- Winnipeg Chamber of Commerce on-line newsletter "The Wire",
- Canadian Federation of Apartment Associations on-line newsletter,

- Quarterly Membership Roster,
- Website listing and link, and
- Manitoba News Releases from the provincial News Media Services.

NETWORKING OPPORTUNITIES and EVENTS:

- Monthly General Membership Breakfast Meetings,
- Golf Tournament,
- Annual General Meeting,
- Suite Living Trade Show and Conference, and
- “Holiday Luncheon”.

APARTMENT WATCH PROGRAM:

With the help of corporate partners, Coinamatic Canada Ltd. and Shaw Cablesystems in conjunction with the City of Winnipeg Police Department, PPMA have pioneered a community approach to safety and security through an initiative called the “Apartment Watch Program”. Tenants and property owners/mangers are encouraged to treat their apartments as their homes and through our “Don’t Know Them...Don’t Let Them In” sticker program; they are helping to turn away the negative element from their buildings in an effort to reduce crime in our city.

MEMBERSHIP CATEGORIES:

a) Principal Member

Any person or corporation or legal entity directly engaged in property management in the Province of Manitoba who, having paid the annual membership dues, has been admitted as a Member of the Association by the Board.

b) Associate Member

Any person or corporation or legal entity not directly engaged in property management in the Province of Manitoba who, having paid the prescribed annual dues for this category, has been admitted as an Associate Member of the Association by the Board.

FEE STRUCTURE:

1. Associate Membership dues are \$400.00 plus GST annually

- this is a non-voting membership category open to vendors, suppliers and contractors.

2. Property Owner/Manager 1-99 units dues are \$150.00 plus \$0.25 per unit managed for 1-99 units, plus GST annually

3. Property Owner/Manager 100+ units dues are \$300.00 plus \$0.25 per unit managed for 100+ units, plus GST (to a maximum of \$1,200.00) annually.

Membership dues are invoiced as at January 1st of each year and due upon receipt. Members joining throughout the year will be invoiced on a pro-rated fee for the balance of the year. Accounts overdue after 90 days will be suspended.

Membership Application Form

Firm Name: _____

Address: _____

Postal Code: _____ Website Address: _____

Fax: _____

(Please print)

1. Primary Contact: _____ Title: _____

Phone # _____ E-Mail: _____

2. Secondary Contact: _____ Title: _____

Phone #: _____ E-Mail: _____

3. Third Contact: _____ Title: _____

Phone # _____ E-Mail: _____

Membership Category applied for:

- Associate Membership - \$400.00 plus GST annually
- Property Owner/Manager 1-99 units - \$150.00 plus \$0.25 per unit managed for 1-99 units, plus GST annually
of suites managed: _____
- Property Owner/Manager 100+ units - \$300.00 plus \$0.25 per unit managed for 100+ units, plus GST (to a maximum of \$1,200.00) annually.
of suites managed: _____

Brief description of company, years of service, how you heard about the PPMA and why you are interested in membership:

References:

Names and addresses of three references that are PPMA principal member firms in good standing:

- 1. _____
- 2. _____
- 3. _____

As a PPMA member, we would like to participate on the following committees:

- Awards Representative: _____
- Charity Representative: _____
- Trade Show & Conference Representative: _____
- Education Representative: _____
- Energy & Environment Representative: _____
- Ethics Representative: _____
- Golf Representative: _____
- Membership Representative: _____
- Political Action Representative: _____
- Safety & Security Representative: _____
- Social Representative: _____

I/We understand that as members of PPMA, we will be entitled to the use of the PPMA Logo. The logo and tag line “a proud PPMA member” is provided to us on a “request basis” only as determined by the Board of Directors and we are prepared to identify how this logo will be used within our company. I/We have thoroughly read the summary of membership requirements appended to this application form and by my/our signature(s), I/we agree to be bound by the Bylaws of the Association.

Signature: _____

Signature: _____

Signature: _____

Submit completion application to:

Professional Property Managers Association
P.O. Box 2279, Station Main
Winnipeg, MB R3C 4A6
Or fax to: 957-1239