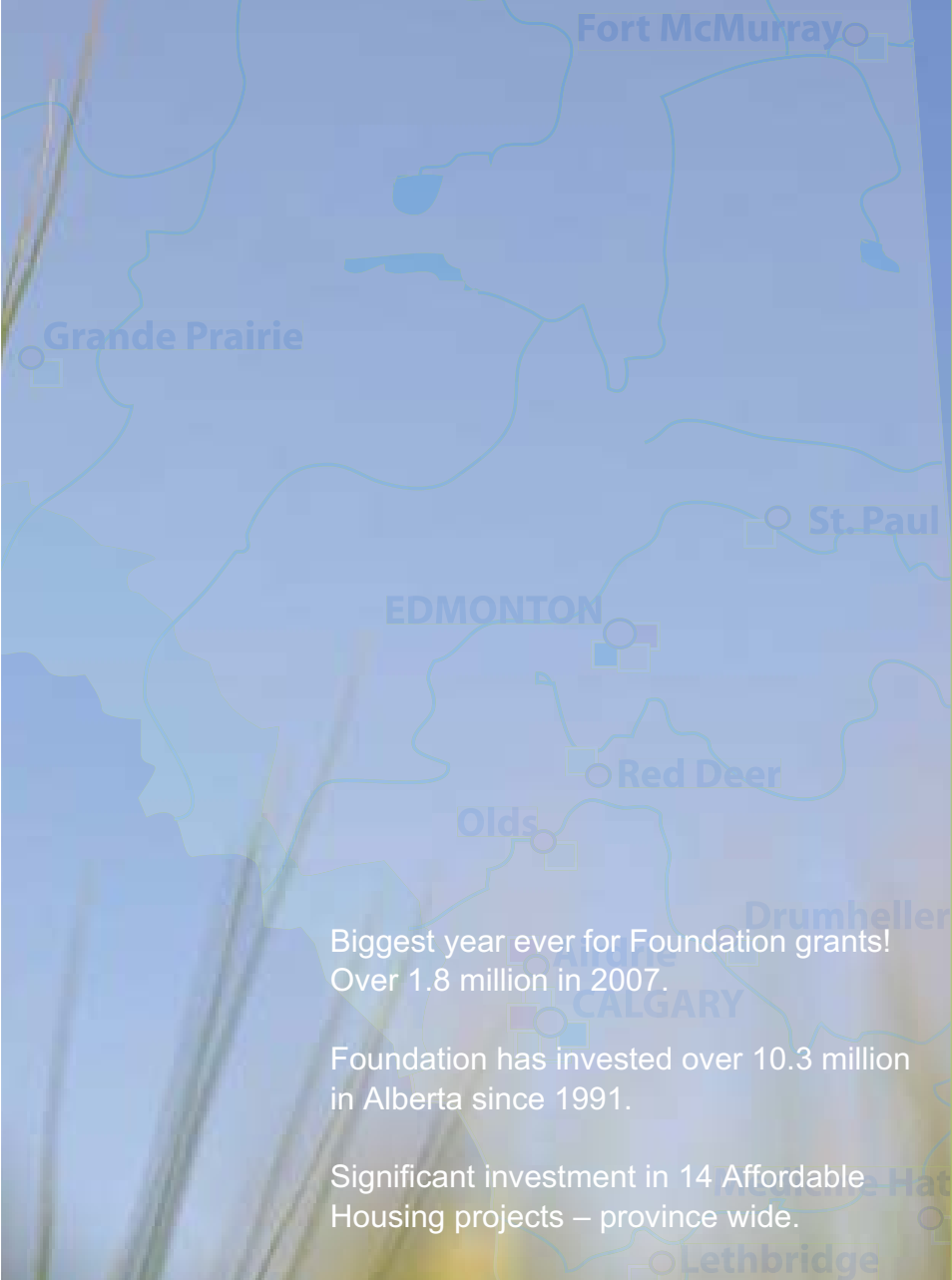




2007 Annual Report

ALBERTA



Biggest year ever for Foundation grants!
Over 1.8 million in 2007.

Foundation has invested over 10.3 million
in Alberta since 1991.

Significant investment in 14 Affordable
Housing projects – province wide.



Executive Director Gael MacLeod receives a 2006 Award of Distinction from Minister Lloyd Snelgrove, at the Service Alberta Consumer Champion Awards on July 16, 2007. The award was granted for the Foundation’s contribution to the Laws for Landlords And Tenants website – www.landlordandtenant.org.

Profile

The Alberta Real Estate Foundation supports initiatives that enhance the real estate industry and benefit the communities of Alberta. Set up in 1991 under the Real Estate Act, the Foundation has awarded over 10.4 million in grants to approximately 350 projects across Alberta.

Mission Statement

The Alberta Real Estate Foundation supports real estate initiatives which benefit the industry and the people of Alberta.

The Foundation’s Vision

*To be instrumental in building an **agile, adept and respected** real estate industry that values continuous learning, informed consumers and community service.*

Revenue Flow Chart

Revenue for the Foundation is accumulated from the interest earned on public money deposited in real estate Brokers’ pooled trust accounts.





Lorne Clark, Chair



Letter from outgoing Chair

On behalf of the Board of Governors of the Alberta Real Estate Foundation, I am pleased to tell you about some of the significant happenings over the past year. Answering the need for affordable housing and industry education, the Board of Governors approved over \$1.8 million in grants this year. That makes 2007 our biggest year ever for grantmaking in the Foundation's 15-year history!

Highlights of our year included:

- Celebrating our 15th anniversary in 2007 and surpassing the 10 million dollar mark in the Foundation's total community grantmaking throughout Alberta.
- Receiving the 2007 Consumer Champion Award from the Government of Alberta for our long-standing contribution to the Laws for Landlords and Tenants website – www.landlordandtenant.org.
- Increasing revenues from brokers' trust accounts that totaled over \$4.5 million, allowing the Foundation more flexibility in funding education and community projects.

Significantly in 2007, the Foundation approved 14 affordable housing projects. Housing affordability isn't confined to Alberta's larger metropolitan areas; the need is just as powerful in smaller centres across the province. Building affordable housing in communities across Alberta is a truly cooperative effort requiring support from local organizations, municipalities and communities. REALTORS® can be proud of their contribution to this important provincial issue.

The Foundation also awarded grants to the Alberta Real Estate Association (AREA) and the Real Estate Council of Alberta (RECA), to support industry education for a new business practice. The business model of designated agency is an option for Alberta brokerages as of March 1, 2008. AREA is using funds to create and distribute written and electronic information to real estate brokers about the practice. RECA, the industry regulator, is using its grant to pursue effective communication materials for the public to better understand the implications of the new business practice. The Foundation's investment in funding industry and consumer education will assist brokers, REALTORS® and consumers in better understanding their roles and responsibilities in the real estate transaction.

I want to take this opportunity to thank the Board of Governors for their commitment to the Foundation. It has been my privilege to serve the Foundation and to represent Alberta REALTORS®. My two-year role as Chair is ending and I will continue to serve the Foundation as Past Chair for the next year. I wish to formally welcome Tim Walsh from Fort McMurray as Chair for 2008.

With best regards,

Lorne Clark



Legal Resource Centre – Edmonton, Alberta

The Foundation has sponsored a special real estate edition of *LawNow*. The issue covers everything from mortgage fraud to title insurance. Visit www.lawnow.org

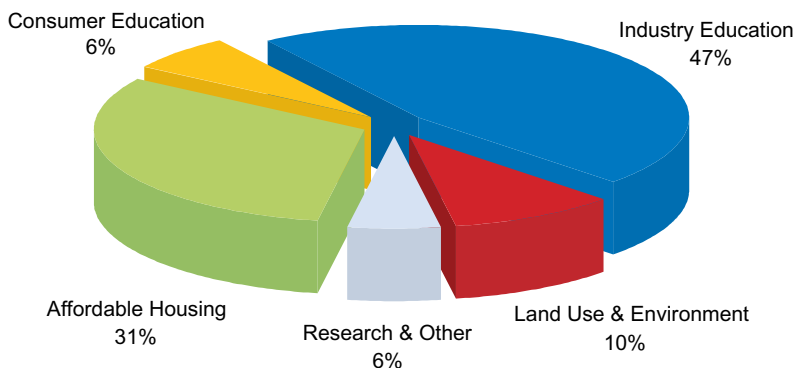




Wood Buffalo Housing and Development Corporation – Fort McMurray, Alberta

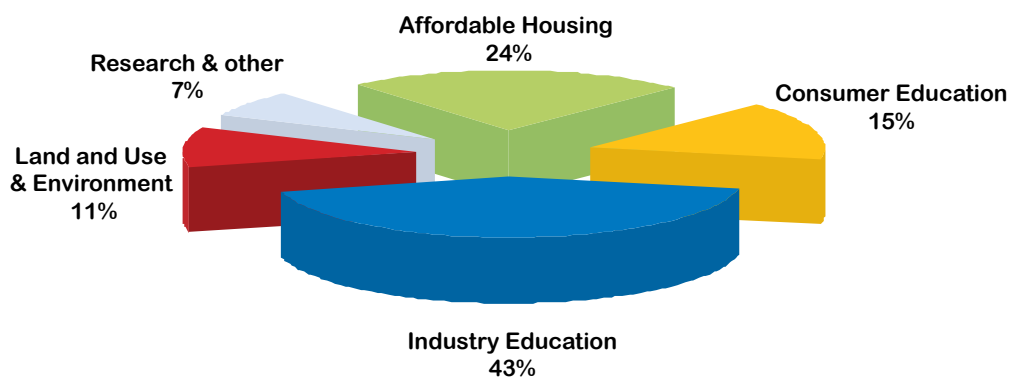
A \$70,000 grant, along with a \$30,000 donation from the Fort McMurray Real Estate Board will be used to focus on the second phase to transform the Marshall House for transitional housing. The monies will be geared towards hiring a project manager to coordinate the myriad of planning and design details.

Funding 2007 - This is the largest year ever!



Total Grants 2007		36
Affordable Housing		\$583,820
Consumer Education		\$119,931
Industry Education		\$866,280
Land Use & Environment		\$185,250
Research & Other		\$105,000
Total Awarded 2007		\$1,860,281

Foundation Funding 1991-2007

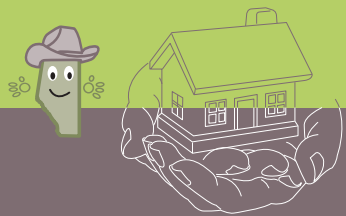


Total Grants (1991-2007)		351
Affordable Housing		\$2,444,815
Consumer Education		\$1,596,039
Industry Education		\$4,454,821
Land Use & Environment		\$1,103,744
Research & Other		\$742,087
Total Awarded (1991-2007)		\$10,341,506



Sustainability at home: A toolkit

Decision-making help
for your everyday choices



The Natural Step – Alberta Real Estate Association – Calgary

The Foundation granted \$40,000 to The Natural Step Canada, as it works with Alberta partners, to develop Sustainable Toolkits for Alberta Households. The toolkits aim to explain the principles of sustainability and how homeowners can use that knowledge in the strategic health and environmental running of their households. REALTORS® will be the primary link to distribute the toolkits to their clients. Visit www.naturalstep.ca

List of Grants

Project/Location	Description	Area of Interest/Amount
Accessible Housing Society Calgary, Alberta	Brochure development on safe, affordable and barrier-free housing	Consumer Education \$4,931
Alberta Housing Coalition Edmonton, Alberta	Strategy Development	Affordable Housing \$15,000
Alberta Mortgage Brokers Association Calgary, Alberta	New Mortgage Associates Program - Licensing Course	Industry Education \$85,280
Alberta Real Estate Association Calgary, Alberta	Sponsorship of the Banff Western Connections VII Conference	Industry Education \$5,000
Alberta Real Estate Foundation Calgary, Alberta	Grant Management and Communication Effectiveness	Other \$75,000
Alberta Real Estate Foundation Calgary, Alberta	Evaluation of the Affordable Housing Facilitator Program	Research \$10,600
Calgary Chamber of Commerce Calgary, Alberta	Comparative Analysis of Government Land Use and Development Policies on Broad Market Affordability	Affordable Housing \$30,000
The Calgary Foundation Calgary, Alberta	Stepping Up, Stepping Forward	Other \$5,000
Canadian Housing & Renewal Association Ottawa, Ontario	The Business of Affordable Housing	Affordable Housing \$3,000
Calgary Real Estate Board (CREB) Charitable Foundation Calgary, Alberta	Crestwood Affordable Housing Development	Affordable Housing \$100,000
Canadian Environmental Grantmakers (CEGN) Toronto, Ontario	Land & Water Management in Alberta	Land use & Environment \$3,500
Canadian Mental Health Association Grande Prairie, Alberta	Housing First Building Inclusive Communities Conference – June 12-13, 2007	Affordable Housing \$5,000
Canadian Real Estate Association (CREA) Ottawa, Ontario	Aboriginal Housing Symposium	Affordable Housing \$5,000
The Champion's Centre Inc. Medicine Hat, Alberta	Champion Affordable Housing Development	Affordable Housing \$85,220
Edmonton & Area Land Trust Edmonton, Alberta	Development of Educational Outreach Tools	Land use & Environment \$40,000
Evergreen Calgary, Alberta	Calgary Area Sales and Marketing Analysis for Lawn and Garden Smart	Land use & Environment \$20,000
Federation of Alberta Naturalists Edmonton, Alberta	Naturalization and Water Quality Improvement Pilot Project for Stormwater Lakes in Edmonton	Land use & Environment \$56,750
Federation of Calgary Communities Calgary, Alberta	Update Community Planning Guide	Land use & Environment \$15,000



Pictured are Dr. Michael B. Percy, Stanley A. Milner Professor and Dean; Gael MacLeod, Executive Director of the Alberta Real Estate Foundation; and Lorne Clark, Chairman.

The University of Alberta – Edmonton

The University of Alberta business school will offer a 13-week senior undergraduate course in real estate that will cover retail, office and industrial leasing, property development and real-estate investment portfolios starting in September 2008.

The Alberta Real Estate Foundation will contribute \$500,000 over five years toward course development, marketing and instruction costs. Visit www.business.ualberta.ca.

This is the largest grant ever for the Foundation!

List of Grants

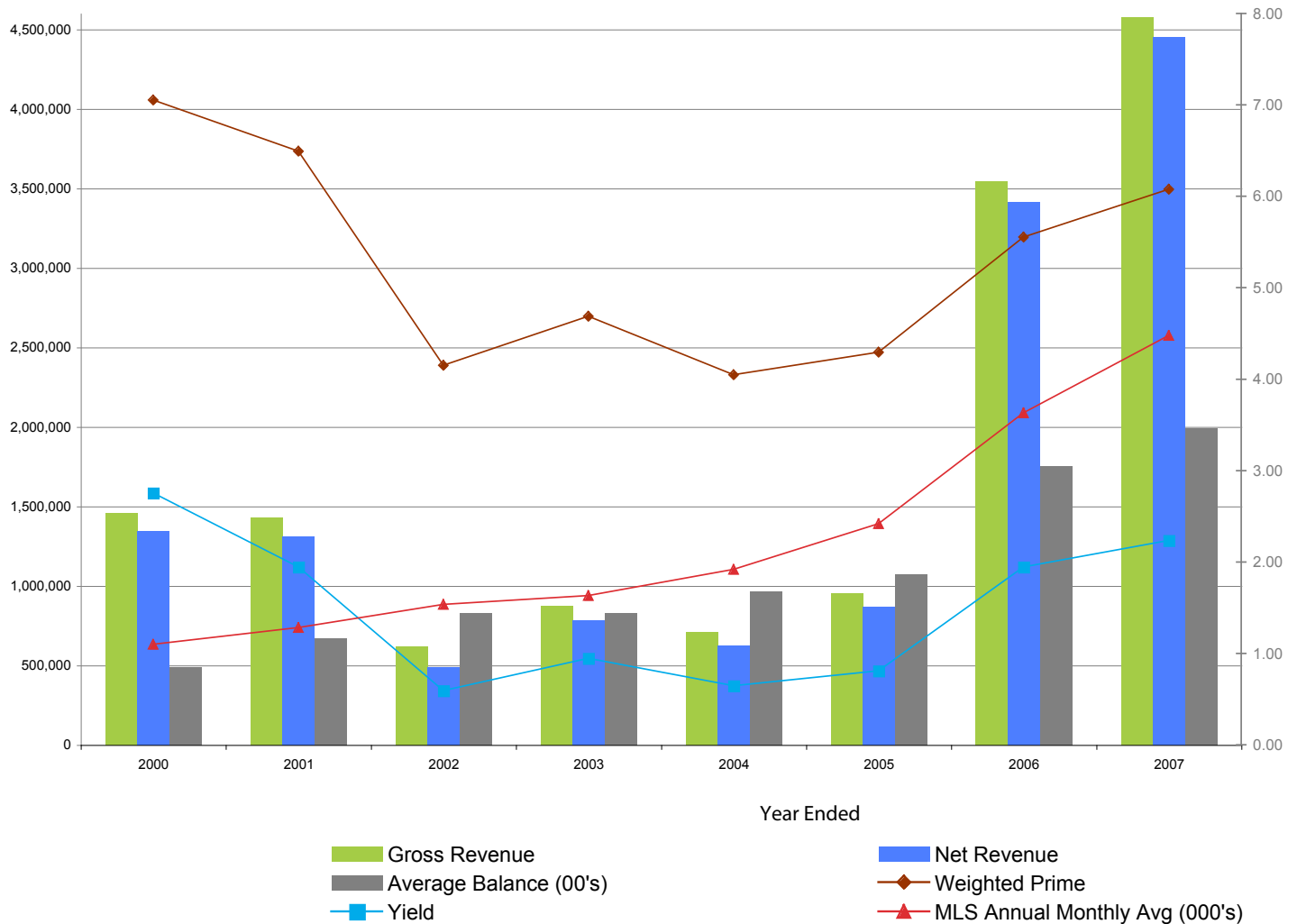
Project Location	Description	Area of Interest/Amount
Habitat For Humanity Mountainview Olds, Alberta	To build two duplexes in the Town of Olds	Affordable Housing \$60,000
Land Stewardship Centre of Canada Edmonton, Alberta	National Stewardship & Conservation Conference & Green Communities Guide	Land use & Environment \$40,000
Legal Resource Centre Edmonton, Alberta	Completion of Phase III Alberta Residential Tenancies Legal Information Project	Consumer Education \$25,000
Miistakis Institute Calgary, Alberta	Alberta Land Use Consultations	Land use & Environment \$5,000
Miistakis Institute Calgary, Alberta	Parks, Peace & Partnerships Conference	Land use & Environment \$5,000
Municipal District of Rockyview Calgary, Alberta	To conserve riparian areas	Land use & Environment \$20,000
The Natural Step Ottawa, Ontario	Sustainable Toolkit for Alberta Households	Consumer Education \$40,000
Pembina Institute for Appropriate Development Calgary, Alberta	A balanced community information website on growth and infrastructure	Consumer Education \$30,000
REALTORS® Association of Edmonton Edmonton, Alberta	E-learning conversion for commercial real estate courses	Industry Education \$6,000
Sarcee Meadows Housing Co-operative Ltd. Calgary, Alberta	Building Together: Affordable, Accessible Housing	Affordable Housing \$50,000
St. Paul Affordable Community Housing Society St. Paul, Alberta	The "Own-My-Home" Project	Affordable Housing \$60,000
Town of Drumheller Drumheller, Alberta	Drumheller Affordable Housing Project	Affordable Housing \$75,000
United Way of Calgary & Area Calgary, Alberta	Private Sector Engagement in Affordable Housing	Affordable Housing \$15,000
University of Alberta, School of Business Edmonton, Alberta	Elective Course in Real Estate	Industry Education \$500,000
Wood Buffalo Housing and Development Corporation Fort McMurray, Alberta	Housing Affordability Measurement & Project Coordinator	Affordable Housing \$70,000
Industry Education, Real Estate Board & Sponsorships Calgary, Alberta	To assist Real Estate Boards and industry organizations with 2008 education activities	Industry Education \$295,000
TOTAL:		\$1,860,281





Revenue Analysis – 2007

Revenues for 2007 increased substantially for the second year in a row. The revenue increase is affected by the increased sales volume, prime rate increase and the increased deposits required for real estate transactions. Another influencing factor on the Foundation's revenues is the result of slower transactions at land titles which means that deposits are staying in Brokers' trust accounts for longer periods of time. In 2007, the Foundation received \$4,495,300 in interest from money deposited in brokers' pooled trust accounts. From this, \$123,487 was deducted at source to cover bank charges for the Brokers' trust accounts.





Crestwood Heart to Home – Calgary

The \$100,000 directed to CREB® Charitable Foundation will support the Crestwood Heart to Home Affordable Housing Development in Calgary. The project will offer housing to 40 low-income families and 10 accessible units for the disabled. To date, CREB® Charitable Foundation has raised more than 1.5 of its 2 million dollars commitment to the project. Visit www.hearttohome.org.

Governance

The Foundation is independent of organized real estate, government and licensing authorities. Some of these bodies appoint nominations for the Board of Governors. Governors are appointed for a three-year term and are limited to serving for two three-year terms.

2007 Board of Governors

Governor	Appointment	Composition
Lorne Clark - Chair , Edmonton	Dec. 1, 2003	Real Estate Council of Alberta
Charleen Currie , St Albert	Dec.12, 2002	Foundation - Public Appointment
Allan Dredge , Edmonton	Nov 8, 2006	Real Estate Council of Alberta
Sam Goresht , Calgary	Nov 1, 2002	Foundation - Business Interests
Judy Hoad , Calgary	Nov 19, 2003	Foundation - Public Appointment
Dallas McDonald , Red Deer	Nov 1, 2002	Foundation - Past Chair
Les Phillips , Edmonton	Sept 12, 2006	Alberta Real Estate Association
Tim Walsh , Fort McMurray	Nov 1, 2003	Alberta Real Estate Association





Making a difference in the community

The Foundation funded a \$44,000 grant through the Real Estate Council of Alberta to translate valuable consumer protection information in Chinese, French, Spanish, and Punjabi. Valuable information includes an introduction to the real estate process, tips on how to work with an industry professional, and information on mortgage fraud. For more information visit www.reca.ca.



We believe nothing should be lost in translation.

The Real Estate Council of Alberta has just launched important multi-lingual consumer protection information on their website in Chinese, French, Spanish and Punjabi. Valuable information includes an introduction to the real estate process, tips on how to work with an industry professional, what a real estate contract consists of, and information on mortgage fraud. For more information visit:

www.reca.ca



Making a Difference. For the Industry. For Alberta.

The Alberta Real Estate Foundation supports initiatives that enhance the real estate industry and benefit the people of Alberta. The RECA translation project is one example of how we make a difference, LawNow Magazine is another. To learn more about the Foundation's work visit us online at www.aref.ab.ca.

www.aref.ab.ca



Governor Sam Goresht presents Foundation grant to the Alberta Mortgage Brokers Association.



Chair Lorne Clark presents technology grant to the Brooks Real Estate Board.



Members of the Lethbridge Real Estate Board present Foundation cheque to the University of Lethbridge.



Alberta Real Estate Foundation

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Phone (403) 228-4786

Toll Free Within Alberta 1 (800) 520-2485 Fax (403) 229-1572 Email grants@aref.ab.ca www.aref.ab.ca



The Alberta Real Estate Foundation has balanced its carbon emissions from our air travel through Zerofootprint, using ISO 14064-part 2 forest restoration carbon offsets. To learn more about this method, please visit, www.zerofootprint.net