



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0101
Reference #: 0138 0088
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

101-5715 JERSEY AVE

STRATA LOT 59, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 110/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-498

2025 Assessment

Assessed Value	Value	Class
Land	512,000	
Buildings	39,400	
2025 Assessed Value	\$551,400	01-Residential
2025 Taxable Value	\$551,400	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0101

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1827

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

Property Assessment Review Panels are appointed by the Minister of Finance to hear property assessment complaints in all municipalities and rural areas of the province.

Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
- * The Panel requires evidence from the complainant in order to determine if the assessment is incorrect. Merely stating that the assessment is incorrect or too high is not sufficient for the Panel to consider. See below for examples of "evidence".
- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

- Access the **PARP Online Evidence Submission System:** parponlineevidencesubmission.gov.bc.ca
You should upload your evidence files **at least 1 day** prior to your hearing. This ensures that if there are any issues with uploading, they can be addressed prior to the hearing.
 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
 - * Review sales information

Property Assessment Review Panel Procedures

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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

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Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0104
Reference #: 0138 0091
School District: 41 - Burnaby
Neighbourhood: 585

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Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

104-5715 JERSEY AVE

STRATA LOT 62, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 112/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-561

2025 Assessment

Assessed Value	Value	Class
Land	506,000	
Buildings	39,900	
2025 Assessed Value	\$545,900	01-Residential
2025 Taxable Value	\$545,900	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0104

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1836

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

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- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
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Consolidate all evidence into a single file where possible.
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- Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.

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Ministry Information

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Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
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Notice of Hearing

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Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0105
Reference #: 0138 0092
School District: 41 - Burnaby
Neighbourhood: 585

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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

105-5715 JERSEY AVE
 STRATA LOT 63, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-035-118

2025 Assessment

Recommended Changes

Assessed Value	Value	Class
Land	502,000	
Buildings	38,400	
2025 Assessed Value	\$540,400	01-Residential
2025 Taxable Value	\$540,400	

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0105

T: 1-866-825-8322
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 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1839

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

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Notice of Hearing

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Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0106
Reference #: 0138 0093
School District: 41 - Burnaby
Neighbourhood: 585

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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

106-5715 JERSEY AVE

STRATA LOT 64, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 116/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-579

2025 Assessment

Assessed Value	Value	Class
Land	558,000	
Buildings	42,000	
2025 Assessed Value	\$600,000	01-Residential
2025 Taxable Value	\$600,000	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0106

T: 1-866-825-8322
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1843

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

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- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0107
Reference #: 0138 0094
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

107-5715 JERSEY AVE
 STRATA LOT 65, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-595

2025 Assessment

Assessed Value	Value	Class
Land	533,000	
Buildings	42,000	
2025 Assessed Value	\$575,000	01-Residential
2025 Taxable Value	\$575,000	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0107

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1846

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

Property Assessment Review Panels are appointed by the Minister of Finance to hear property assessment complaints in all municipalities and rural areas of the province.

Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
- * The Panel requires evidence from the complainant in order to determine if the assessment is incorrect. Merely stating that the assessment is incorrect or too high is not sufficient for the Panel to consider. See below for examples of "evidence".
- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

- Access the **PARP Online Evidence Submission System:** parponlineevidencesubmission.gov.bc.ca
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 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
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Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

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- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0108
Reference #: 0138 0095
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

108-5715 JERSEY AVE
 STRATA LOT 66, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 79/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-609

2025 Assessment

Assessed Value	Value	Class
Land	1	
Buildings	1	
2025 Assessed Value	\$2	01-Residential
2025 Taxable Value	\$2	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0108

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1848

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

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A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

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Preparing for the Property Assessment Review Panel

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- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

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Property Assessment Review Panel Procedures

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6. The Panel will generally provide its decision and reasons verbally prior to concluding the hearing. In some cases, a Panel may defer its decision to a later date. **Please note** that written reasons are not provided for a Panel's decision. In all cases, a Decision Notice will be mailed to you by April 7, 2025.

Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

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- * A sample evidence package;
- * Hearing breakdown sheet;
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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0109
Reference #: 0138 0096
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

109-5715 JERSEY AVE
 STRATA LOT 67, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
 PID: 001-263-617

2025 Assessment

Assessed Value	Value	Class
Land	388,000	
Buildings	28,100	
2025 Assessed Value	\$416,100	01-Residential
2025 Taxable Value	\$416,100	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0109

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1852

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
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A Guide to the Review Process Before the Property Assessment Review Panel

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 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
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Property Assessment Review Panel Procedures

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Ministry Information

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Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0110
Reference #: 0138 0097
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

110-5715 JERSEY AVE
 STRATA LOT 68, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 80/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-625

2025 Assessment

Assessed Value	Value	Class
Land	404,000	
Buildings	28,600	
2025 Assessed Value	\$432,600	01-Residential
2025 Taxable Value	\$432,600	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0110

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1854

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at 1-877-356-9313.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0111
Reference #: 0138 0098
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

111-5715 JERSEY AVE

STRATA LOT 69, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
 PID: 001-263-633

2025 Assessment

Assessed Value	Value	Class
Land	514,000	
Buildings	38,300	
2025 Assessed Value	\$552,300	01-Residential
2025 Taxable Value	\$552,300	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0111

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1858

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

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Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
- * The Panel requires evidence from the complainant in order to determine if the assessment is incorrect. Merely stating that the assessment is incorrect or too high is not sufficient for the Panel to consider. See below for examples of "evidence".
- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

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You should upload your evidence files **at least 1 day** prior to your hearing. This ensures that if there are any issues with uploading, they can be addressed prior to the hearing.
- Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
- Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
- Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
From bcassessment.ca you can:
 - * Check detailed property information
 - * Review neighbouring properties
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Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

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- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0112
Reference #: 0138 0099
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

112-5715 JERSEY AVE

STRATA LOT 55, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-455

2025 Assessment

Assessed Value	Value	Class
Land	507,000	
Buildings	41,000	
2025 Assessed Value	\$548,000	01-Residential
2025 Taxable Value	\$548,000	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0112

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1861

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

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A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

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Preparing for the Property Assessment Review Panel

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Consolidate all evidence into a single file where possible.
- Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
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Property Assessment Review Panel Procedures

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Ministry Information

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- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0114
Reference #: 0138 0100
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

114-5715 JERSEY AVE
 STRATA LOT 56, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 113/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 000-814-377

2025 Assessment

Assessed Value	Value	Class
Land	497,000	
Buildings	40,500	
2025 Assessed Value	\$537,500	01-Residential
2025 Taxable Value	\$537,500	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0114

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1863

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

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 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
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Property Assessment Review Panel Procedures

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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0115
Reference #: 0138 0101
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

115-5715 JERSEY AVE

STRATA LOT 57, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 118/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-463

2025 Assessment

Assessed Value	Value	Class
Land	509,000	
Buildings	41,100	
2025 Assessed Value	\$550,100	01-Residential
2025 Taxable Value	\$550,100	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0115

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1867

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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4. The Panel may ask questions or ask for clarification from each party. As hearing times are limited, please ensure that your presentation is clear and concise - present your best evidence and information first.
5. The Panel will deliberate briefly in order to consider all evidence presented during the hearing.
6. The Panel will generally provide its decision and reasons verbally prior to concluding the hearing. In some cases, a Panel may defer its decision to a later date. **Please note** that written reasons are not provided for a Panel's decision. In all cases, a Decision Notice will be mailed to you by April 7, 2025.

Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0116
Reference #: 0138 0102
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

116-5715 JERSEY AVE

STRATA LOT 58, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 108/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-480

2025 Assessment

Assessed Value	Value	Class
Land	501,000	
Buildings	38,400	
2025 Assessed Value	\$539,400	01-Residential
2025 Taxable Value	\$539,400	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0116

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1870

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

Property Assessment Review Panels are appointed by the Minister of Finance to hear property assessment complaints in all municipalities and rural areas of the province.

Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
- * The Panel requires evidence from the complainant in order to determine if the assessment is incorrect. Merely stating that the assessment is incorrect or too high is not sufficient for the Panel to consider. See below for examples of "evidence".
- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

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You should upload your evidence files **at least 1 day** prior to your hearing. This ensures that if there are any issues with uploading, they can be addressed prior to the hearing.
 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
 - * Review sales information

Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
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Ministry Information

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- * Videos to help you prepare for your hearing experience; or
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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0201
Reference #: 0138 0103
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

201-5715 JERSEY AVE
 STRATA LOT 74, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-706

2025 Assessment

Assessed Value	Value	Class
Land	500,000	
Buildings	39,400	
2025 Assessed Value	\$539,400	01-Residential
2025 Taxable Value	\$539,400	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0201

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1872

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

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A Guide to the Review Process Before the Property Assessment Review Panel

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Preparing for the Property Assessment Review Panel

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Consolidate all evidence into a single file where possible.
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Property Assessment Review Panel Procedures

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6. The Panel will generally provide its decision and reasons verbally prior to concluding the hearing. In some cases, a Panel may defer its decision to a later date. **Please note** that written reasons are not provided for a Panel's decision. In all cases, a Decision Notice will be mailed to you by April 7, 2025.

Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

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- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0202
Reference #: 0138 0104
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

202-5715 JERSEY AVE
 STRATA LOT 75, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 114/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-714

2025 Assessment

Assessed Value	Value	Class
Land	511,000	
Buildings	40,900	
2025 Assessed Value	\$551,900	01-Residential
2025 Taxable Value	\$551,900	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0202

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1876

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
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A Guide to the Review Process Before the Property Assessment Review Panel

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 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
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Property Assessment Review Panel Procedures

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Ministry Information

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Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
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- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0203
Reference #: 0138 0105
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

203-5715 JERSEY AVE

STRATA LOT 76, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 114/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-731

2025 Assessment

Assessed Value	Value	Class
Land	519,000	
Buildings	40,900	
2025 Assessed Value	\$559,900	01-Residential
2025 Taxable Value	\$559,900	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0203

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1879

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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 - * Review sales information

Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
2. All parties participating in a hearing are expected to provide either verbal or written evidence (electronically). **Please note** that the Panel's decision is based on a review of evidence provided at the hearing. The onus is on the complainant to prove their case. Typically, the person who requested the review of the property assessment will be asked to present their case first. The Panel does not review evidence or information on your property prior to the hearing.
3. Please call in 5 minutes prior to your hearing to listen to the prerecorded message outlining the hearing procedures. During the hearing, both the person requesting the review (normally the property owner) and BC Assessment representatives may ask questions of each other to clarify evidence presented.
4. The Panel may ask questions or ask for clarification from each party. As hearing times are limited, please ensure that your presentation is clear and concise - present your best evidence and information first.
5. The Panel will deliberate briefly in order to consider all evidence presented during the hearing.
6. The Panel will generally provide its decision and reasons verbally prior to concluding the hearing. In some cases, a Panel may defer its decision to a later date. **Please note** that written reasons are not provided for a Panel's decision. In all cases, a Decision Notice will be mailed to you by April 7, 2025.

Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0204
Reference #: 0138 0106
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call 1-866-825-8322 at least 2 business days in advance of the date noted to book an appointment time as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

204-5715 JERSEY AVE
 STRATA LOT 77, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 112/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-749

2025 Assessment

Assessed Value	Value	Class
Land	509,000	
Buildings	40,400	
2025 Assessed Value	\$549,400	01-Residential
2025 Taxable Value	\$549,400	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0204

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1881

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

Property Assessment Review Panels are appointed by the Minister of Finance to hear property assessment complaints in all municipalities and rural areas of the province.

Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
- * The Panel requires evidence from the complainant in order to determine if the assessment is incorrect. Merely stating that the assessment is incorrect or too high is not sufficient for the Panel to consider. See below for examples of "evidence".
- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

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 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
 - * Review sales information

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Ministry Information

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- * Videos to help you prepare for your hearing experience; or
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Notice of Hearing
2025 PROPERTY ASSESSMENT
REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0205
Reference #: 0138 0107
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

205-5715 JERSEY AVE
 STRATA LOT 78, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-757

2025 Assessment

Assessed Value	Value	Class
Land	489,000	
Buildings	38,300	
2025 Assessed Value	\$527,300	01-Residential
2025 Taxable Value	\$527,300	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0205

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1885

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

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A Guide to the Review Process Before the Property Assessment Review Panel

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Preparing for the Property Assessment Review Panel

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Ministry Information

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- * Hearing breakdown sheet;
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- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0206
Reference #: 0138 0108
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

206-5715 JERSEY AVE

STRATA LOT 79, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 116/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 000-473-774

2025 Assessment

Assessed Value	Value	Class
Land	527,000	
Buildings	41,900	
2025 Assessed Value	\$568,900	01-Residential
2025 Taxable Value	\$568,900	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0206

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1887

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0215
Reference #: 0138 0116
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

215-5715 JERSEY AVE

STRATA LOT 71, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 113/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-650

2025 Assessment

Assessed Value	Value	Class
Land	512,000	
Buildings	40,700	
2025 Assessed Value	\$552,700	01-Residential
2025 Taxable Value	\$552,700	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0215

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1911

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

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Consolidate all evidence into a single file where possible.
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 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
 - * Review sales information

Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
2. All parties participating in a hearing are expected to provide either verbal or written evidence (electronically). **Please note** that the Panel's decision is based on a review of evidence provided at the hearing. The onus is on the complainant to prove their case. Typically, the person who requested the review of the property assessment will be asked to present their case first. The Panel does not review evidence or information on your property prior to the hearing.
3. Please call in 5 minutes prior to your hearing to listen to the prerecorded message outlining the hearing procedures. During the hearing, both the person requesting the review (normally the property owner) and BC Assessment representatives may ask questions of each other to clarify evidence presented.
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5. The Panel will deliberate briefly in order to consider all evidence presented during the hearing.
6. The Panel will generally provide its decision and reasons verbally prior to concluding the hearing. In some cases, a Panel may defer its decision to a later date. **Please note** that written reasons are not provided for a Panel's decision. In all cases, a Decision Notice will be mailed to you by April 7, 2025.

Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0216
Reference #: 0138 0117
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

216-5715 JERSEY AVE
 STRATA LOT 72, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 118/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-676

2025 Assessment

Assessed Value	Value	Class
Land	511,000	
Buildings	40,900	
2025 Assessed Value	\$551,900	01-Residential
2025 Taxable Value	\$551,900	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0216

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1914

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

Property Assessment Review Panels are appointed by the Minister of Finance to hear property assessment complaints in all municipalities and rural areas of the province.

Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
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- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

- Access the **PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca**
You should upload your evidence files at **least 1 day** prior to your hearing. This ensures that if there are any issues with uploading, they can be addressed prior to the hearing.
 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
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Ministry Information

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- * Videos to help you prepare for your hearing experience; or
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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0217
Reference #: 0138 0118
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

217-5715 JERSEY AVE

STRATA LOT 73, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-684

2025 Assessment

Assessed Value	Value	Class
Land	494,000	
Buildings	38,700	
2025 Assessed Value	\$532,700	01-Residential
2025 Taxable Value	\$532,700	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0217

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1918

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

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A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

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Preparing for the Property Assessment Review Panel

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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

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- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0301
Reference #: 0138 0119
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

301-5715 JERSEY AVE
 STRATA LOT 90, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-871

2025 Assessment

Assessed Value	Value	Class
Land	509,000	
Buildings	39,800	
2025 Assessed Value	\$548,800	01-Residential
2025 Taxable Value	\$548,800	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0301

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1921

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

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- * **If you filed a property assessment complaint, the burden of proof rests with you.**
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Ministry Information

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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0207
Reference #: 0138 0109
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

207-5715 JERSEY AVE

STRATA LOT 80, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 79/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-765

2025 Assessment

Assessed Value	Value	Class
Land	410,000	
Buildings	27,300	
2025 Assessed Value	\$437,300	01-Residential
2025 Taxable Value	\$437,300	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0207

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1890

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
 - * Review sales information

Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0208
Reference #: 0138 0110
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

208-5715 JERSEY AVE
 STRATA LOT 81, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 79/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-773

2025 Assessment

Assessed Value	Value	Class
Land	400,000	
Buildings	28,400	
2025 Assessed Value	\$428,400	01-Residential
2025 Taxable Value	\$428,400	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0208

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1894

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
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- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

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Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
- * The Panel requires evidence from the complainant in order to determine if the assessment is incorrect. Merely stating that the assessment is incorrect or too high is not sufficient for the Panel to consider. See below for examples of "evidence".
- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
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Ministry Information

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Notice of Hearing
2025 PROPERTY ASSESSMENT
REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0209
Reference #: 0138 0111
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

209-5715 JERSEY AVE
 STRATA LOT 82, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-781

2025 Assessment

Assessed Value	Value	Class
Land	413,000	
Buildings	28,000	
2025 Assessed Value	\$441,000	01-Residential
2025 Taxable Value	\$441,000	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0209

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1897

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
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- * **If you filed a property assessment complaint, the burden of proof rests with you.**
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A Guide to the Review Process Before the Property Assessment Review Panel

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Preparing for the Property Assessment Review Panel

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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

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- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0210
Reference #: 0138 0112
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

210-5715 JERSEY AVE

STRATA LOT 83, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 78/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-790

2025 Assessment

Assessed Value	Value	Class
Land	398,000	
Buildings	28,100	
2025 Assessed Value	\$426,100	01-Residential
2025 Taxable Value	\$426,100	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0210

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1899

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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Notice of Hearing
2025 PROPERTY ASSESSMENT
REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0211
Reference #: 0138 0113
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

211-5715 JERSEY AVE
 STRATA LOT 84, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 80/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-811

2025 Assessment

Assessed Value	Value	Class
Land	411,000	
Buildings	28,000	
2025 Assessed Value	\$439,000	01-Residential
2025 Taxable Value	\$439,000	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0211

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1902

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

- Access the **PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca**
You should upload your evidence files **at least 1 day** prior to your hearing. This ensures that if there are any issues with uploading, they can be addressed prior to the hearing.
 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
 - * Review sales information

Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0103
Reference #: 0138 0090
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

103-5715 JERSEY AVE
 STRATA LOT 61, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-544

2025 Assessment

Assessed Value	Value	Class
Land	522,000	
Buildings	40,200	
2025 Assessed Value	\$562,200	01-Residential
2025 Taxable Value	\$562,200	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0103

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1834

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

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Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
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Ministry Information

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Resources

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- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0102
Reference #: 0138 0089
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

102-5715 JERSEY AVE

STRATA LOT 60, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-528

2025 Assessment

Assessed Value	Value	Class
Land	525,000	
Buildings	40,400	
2025 Assessed Value	\$565,400	01-Residential
2025 Taxable Value	\$565,400	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0102

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1831

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
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Ministry Information

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Resources

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- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0315
Reference #: 0138 0132
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

315-5715 JERSEY AVE
 STRATA LOT 87, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 113/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-846

2025 Assessment

Assessed Value	Value	Class
Land	551,000	
Buildings	40,800	
2025 Assessed Value	\$591,800	01-Residential
2025 Taxable Value	\$591,800	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0315

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

1962

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

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Notice of Hearing
2025 PROPERTY ASSESSMENT
REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0314
Reference #: 0138 0131
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

314-5715 JERSEY AVE
 STRATA LOT 86, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
 PID: 001-263-838

2025 Assessment

Assessed Value	Value	Class
Land	519,000	
Buildings	41,200	
2025 Assessed Value	\$560,200	01-Residential
2025 Taxable Value	\$560,200	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0314

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1959

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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- * The Panel requires evidence from the complainant in order to determine if the assessment is incorrect. Merely stating that the assessment is incorrect or too high is not sufficient for the Panel to consider. See below for examples of "evidence".
- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

- Access the **PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca**
You should upload your evidence files at **least 1 day** prior to your hearing. This ensures that if there are any issues with uploading, they can be addressed prior to the hearing.
 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
 - * Review sales information

Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0312
Reference #: 0138 0130
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

312-5715 JERSEY AVE

STRATA LOT 101, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-264-001

2025 Assessment

Assessed Value	Value	Class
Land	510,000	
Buildings	38,200	
2025 Assessed Value	\$548,200	01-Residential
2025 Taxable Value	\$548,200	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0312

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1955

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

Property Assessment Review Panels are appointed by the Minister of Finance to hear property assessment complaints in all municipalities and rural areas of the province.

Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
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 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
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Ministry Information

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Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

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- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0311
Reference #: 0138 0129
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call 1-866-825-8322 at least 2 business days in advance of the date noted to book an appointment time as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

311-5715 JERSEY AVE
 STRATA LOT 100, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 80/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-994

2025 Assessment

Assessed Value	Value	Class
Land	404,000	
Buildings	29,000	
2025 Assessed Value	\$433,000	01-Residential
2025 Taxable Value	\$433,000	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0311

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1952

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
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- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
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A Guide to the Review Process Before the Property Assessment Review Panel

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Property Assessment Review Panel Procedures

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Ministry Information

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Resources

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- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0310
Reference #: 0138 0128
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

310-5715 JERSEY AVE
 STRATA LOT 99, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 78/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-978

2025 Assessment

Assessed Value	Value	Class
Land	405,000	
Buildings	27,100	
2025 Assessed Value	\$432,100	01-Residential
2025 Taxable Value	\$432,100	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0310

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1947

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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- * **If you filed a property assessment complaint, the burden of proof rests with you.**
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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0309
Reference #: 0138 0127
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

309-5715 JERSEY AVE
 STRATA LOT 98, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 79/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-960

2025 Assessment

Assessed Value	Value	Class
Land	416,000	
Buildings	28,400	
2025 Assessed Value	\$444,400	01-Residential
2025 Taxable Value	\$444,400	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0309

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1944

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
- * The Panel requires evidence from the complainant in order to determine if the assessment is incorrect. Merely stating that the assessment is incorrect or too high is not sufficient for the Panel to consider. See below for examples of "evidence".
- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

- Access the **PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca**
You should upload your evidence files **at least 1 day** prior to your hearing. This ensures that if there are any issues with uploading, they can be addressed prior to the hearing.
 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
 - * Review sales information

Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
2. All parties participating in a hearing are expected to provide either verbal or written evidence (electronically). **Please note** that the Panel's decision is based on a review of evidence provided at the hearing. The onus is on the complainant to prove their case. Typically, the person who requested the review of the property assessment will be asked to present their case first. The Panel does not review evidence or information on your property prior to the hearing.
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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0308
Reference #: 0138 0126
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

Dial-in instruction will be sent only upon calling to book a time

If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

308-5715 JERSEY AVE

STRATA LOT 97, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-951

2025 Assessment

Assessed Value	Value	Class
Land	415,000	
Buildings	27,800	
2025 Assessed Value	\$442,800	01-Residential
2025 Taxable Value	\$442,800	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0308

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1942

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
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A Guide to the Review Process Before the Property Assessment Review Panel

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Ministry Information

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Resources

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- * A sample evidence package;
- * Hearing breakdown sheet;
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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0307
Reference #: 0138 0125
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call 1-866-825-8322 at least 2 business days in advance of the date noted to book an appointment time as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

307-5715 JERSEY AVE
 STRATA LOT 96, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-943

2025 Assessment

Assessed Value	Value	Class
Land	406,000	
Buildings	28,000	
2025 Assessed Value	\$434,000	01-Residential
2025 Taxable Value	\$434,000	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0307

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1938

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
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Property Assessment Review Panel Procedures

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Ministry Information

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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0306
Reference #: 0138 0124
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call 1-866-825-8322 at least 2 business days in advance of the date noted to book an appointment time as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

306-5715 JERSEY AVE
 STRATA LOT 95, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 116/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-935

2025 Assessment

Assessed Value	Value	Class
Land	534,000	
Buildings	41,900	
2025 Assessed Value	\$575,900	01-Residential
2025 Taxable Value	\$575,900	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0306

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1935

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
 Jurisdiction: 301 - City of Burnaby
 Roll: 5263-5715-0305
 Reference #: 0138 0123
 School District: 41 - Burnaby
 Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call 1-866-825-8322 at least 2 business days in advance of the date noted to book an appointment time as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712

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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

305-5715 JERSEY AVE

STRATA LOT 94, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 108/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-927

2025 Assessment

Assessed Value	Value	Class
Land	507,000	
Buildings	38,700	
2025 Assessed Value	\$545,700	01-Residential
2025 Taxable Value	\$545,700	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0305

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1932

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

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- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

Property Assessment Review Panels are appointed by the Minister of Finance to hear property assessment complaints in all municipalities and rural areas of the province.

Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
- * The Panel requires evidence from the complainant in order to determine if the assessment is incorrect. Merely stating that the assessment is incorrect or too high is not sufficient for the Panel to consider. See below for examples of "evidence".
- * A typical hearing is 30 minutes allowing time for each party to present evidence and the Panel's decision. A breakdown of what happens at a Panel hearing can be found online at gov.bc.ca/propertyassessmentreview.
- * Please limit your comments to assessment matters such as market value, classification, equity and exemptions. The Panel cannot be influenced by the fact that you do not intend to sell your property or year-over-year percentage change.
- * If you are unable to participate in the hearing you may appoint someone to appear on your behalf (known as an agent). It is best to provide written confirmation of this to the Panel.
- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

What Should I upload as Evidence?

- Access the **PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca**
You should upload your evidence files at **least 1 day** prior to your hearing. This ensures that if there are any issues with uploading, they can be addressed prior to the hearing.
 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
 - * Review sales information

Property Assessment Review Panel Procedures

1. **If you plan to participate in the hearing, please confirm the hearing date and schedule a time upon receipt of this Notice by phoning BC Assessment. NOTE: Dial in instructions will only be emailed once an appointment time is scheduled. You must call into the hearing as the Panel will not be calling you.**
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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
- * A sample evidence package;
- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0304
Reference #: 0138 0122
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

304-5715 JERSEY AVE
 STRATA LOT 93, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 112/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-919

2025 Assessment

Assessed Value	Value	Class
Land	526,000	
Buildings	40,000	
2025 Assessed Value	\$566,000	01-Residential
2025 Taxable Value	\$566,000	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0304

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1929

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
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A Guide to the Review Process Before the Property Assessment Review Panel

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Preparing for the Property Assessment Review Panel

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Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
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Property Assessment Review Panel Procedures

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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

- * The "Property Assessment Complaint Process a Step-by-Step Guide";
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- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0303
Reference #: 0138 0121
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call 1-866-825-8322 at least 2 business days in advance of the date noted to book an appointment time as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

303-5715 JERSEY AVE
 STRATA LOT 92, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 114/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-897

2025 Assessment

Assessed Value	Value	Class
Land	526,000	
Buildings	40,400	
2025 Assessed Value	\$566,400	01-Residential
2025 Taxable Value	\$566,400	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0303

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

1927

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

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Ministry Information

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Resources

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- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at **1-877-356-9313**.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0302
Reference #: 0138 0120
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

302-5715 JERSEY AVE
 STRATA LOT 91, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-889

2025 Assessment

Assessed Value	Value	Class
Land	538,000	
Buildings	40,000	
2025 Assessed Value	\$578,000	01-Residential
2025 Taxable Value	\$578,000	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0302

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1924

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0214
Reference #: 0138 0115
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

214-5715 JERSEY AVE
 STRATA LOT 70, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 114/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-641

2025 Assessment

Assessed Value	Value	Class
Land	526,000	
Buildings	40,800	
2025 Assessed Value	\$566,800	01-Residential
2025 Taxable Value	\$566,800	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0214

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1909

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

This Notice of Hearing contains information about an upcoming property assessment review including the hearing date. If you plan on participating in the hearing process, **you must contact BC Assessment to schedule an appointment time.**

- * An email confirmation will be sent to you upon booking your hearing time.
- * If you are unable, or choose to not participate, it is recommended you upload your evidence electronically to the PARP Online Evidence Submission System: parponlineevidencesubmission.gov.bc.ca
- * **If you filed a property assessment complaint, the burden of proof rests with you.**
- * It is imperative that you provide the Panel with evidence identifying why you believe the assessment to be incorrect. Evidence might include sales of comparable properties or photos.
- * If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing. Please use the Withdrawal Form at bcassessment.ca or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

A Guide to the Review Process Before the Property Assessment Review Panel

About the Property Assessment Review Panels

Property Assessment Review Panels are appointed by the Minister of Finance to hear property assessment complaints in all municipalities and rural areas of the province.

Panel appointees listen to and/or review evidence presented by all Parties and provide a fair and impartial hearing. Panels normally conduct hearings beginning in February and all hearings must be completed by March 15. All Panel hearings are open to the public. Hearings are conducted by conference call/online or written submission. Panels do not review evidence prior to the hearing.

Preparing for the Property Assessment Review Panel

- * Property Assessment Review Panels review property assessments; they have no authority to review property taxes.
- * The burden of proof rests with the complainant. This means if you initiated this review you **must** provide the Panel with evidence supporting your position that the assessment is incorrect.
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- * If you wish your agent to have access to your property details on file with BC Assessment, you must authorize the agent in writing using the prescribed agency form (available from BC Assessment).

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You should upload your evidence files **at least 1 day** prior to your hearing. This ensures that if there are any issues with uploading, they can be addressed prior to the hearing.
 - Please ensure presentations are clear, concise, informative and confined to 6-10 minutes. If you are giving a verbal presentation, you may find written notes on important points will assist you. Information on preparing for PARP can be found at gov.bc.ca/propertyassessmentreview.
Consolidate all evidence into a single file where possible.
 - Sale prices** of comparable properties are the best valuation evidence you can present. The sales should occur near the valuation date of July 1, 2024. Sales and property information is available online at bcassessment.ca, or by calling BC Assessment at 1-866-825-8322.
 - Photographs** of your property and any properties you are comparing to your own can be helpful. Ensure that the property address is clearly marked for each photo being presented.
- From bcassessment.ca you can:
- * Check detailed property information
 - * Review neighbouring properties
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Property Assessment Review Panel Procedures

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Ministry Information

For more information regarding the **Property Assessment Review Panel processes and procedures**, please visit gov.bc.ca/propertyassessmentreview or call direct at 1-250-356-7535.

Resources

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- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
- * Toll-free number for important information regarding the complaint and hearing process at 1-877-356-9313.



Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0212
Reference #: 0138 0114
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please call **1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
 Dial-in instruction will be sent only upon calling to book a time
If you wish to participate in the Review Panel hearing, please call 1-866-825-8322 at your earliest convenience to schedule an appointment time. Hearing times are subject to availability.

Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

212-5715 JERSEY AVE
 STRATA LOT 85, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 108/10044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-820

2025 Assessment

Assessed Value	Value	Class
Land	502,000	
Buildings	38,800	
2025 Assessed Value	\$540,800	01-Residential
2025 Taxable Value	\$540,800	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0212

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1905

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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Ministry Information

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Resources

A number of resources to assist you with your evidence preparation are available at the website above, they include:

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- * Hearing breakdown sheet;
- * Videos to help you prepare for your hearing experience; or
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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0316
Reference #: 0138 0133
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

316-5715 JERSEY AVE
 STRATA LOT 88, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-854

2025 Assessment

Assessed Value	Value	Class
Land	559,000	
Buildings	41,600	
2025 Assessed Value	\$600,600	01-Residential
2025 Taxable Value	\$600,600	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0316

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1965

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

Review Process

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Notice of Hearing

2025 PROPERTY ASSESSMENT REVIEW PANEL

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 10 - North Fraser
Jurisdiction: 301 - City of Burnaby
Roll: 5263-5715-0317
Reference #: 0138 0134
School District: 41 - Burnaby
Neighbourhood: 585

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason and information on when and where the review will be heard is shown below. Please **call 1-866-825-8322 at least 2 business days in advance** of the date noted to **book an appointment time** as hearing times and dates are limited. Alternatively, if you do not wish to participate in the hearing, you may send a written submission for the Review Panel to consider or simply confirm your agreement with any proposed changes by contacting BC Assessment.

Hearing Details

FEBRUARY 27, 2025 by Review Panel Number 712
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Why This Review Was Initiated

A third party has requested a review to decrease both land and improvement(s) actual values

Property Under Review

317-5715 JERSEY AVE
 STRATA LOT 89, PLAN NWS289, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 001-263-862

2025 Assessment

Assessed Value	Value	Class
Land	498,000	
Buildings	38,600	
2025 Assessed Value	\$536,600	01-Residential
2025 Taxable Value	\$536,600	

Recommended Changes

The Assessment Office for this Property is:

Vancouver Assessment Office
 200-2925 Virtual Way
 Vancouver BC V5M 4X5
 10-41-301-5263-5715-0317

T: 1-866-825-8322
 or 604-739-8588
 E: greater.vancouver@bcassessment.ca

The Owner or Lessee or Appellant of this Property is:

1968

DEREK LAI
 1100-1177 HASTINGS ST W
 VANCOUVER BC V6E 4T5

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