



ROOF TILE NEWS

Local Re-Roof Project Recognized by American Concrete Association



Unicrete Products Limited received an Award of Excellence in the renovation category this April from the American Concrete Association's Alberta Chapter. The winning project was the tile re-roofing of Briar Park Estates.

Being awarded the project was a feat in itself. As their cedar shake roofs failed prematurely after 16 years, the Briar Park Roofing Committee was very thorough in their consideration of re-roofing products. They hired an independent roofing specialist to assess their particular situation and make recommendations on replacement roofing materials. The specialist started with metal roof tile, asphalt shingles, rubber roof tile, synthetic materials, cedar shakes and Unicrete Concrete Estate Roof Tile. Both metal roof tiles and synthetic materials were eliminated based on their limited history. Rubber was also eliminated because of reported buckling from expansion, odours on hot days and fading colour issues. Finally cedar shakes were taken off the list of possibilities because of the limited supply of premium shakes and the short life span of the product.

They researched and evaluated the remaining two products in great detail. The advantages of the asphalt shingles were lower initial cost, attractive styles and colours and widespread usage on residential homes. Concrete came out on top in the end in all categories. When cost is considered in terms of service life, concrete

roof tiles are less expensive than asphalt. They are proven to last well beyond their 50 year warranty coverage. The average increase in value for each unit in Briar Park was found to be \$10,000 should a concrete tile roof be installed and there would be no increase in condo fees for future roof replacement. In the case of the asphalt, the reserve fund payments toward a new roof would have had to start immediately. Unicrete Estate tile is virtually hail proof, non-combustible and has unparalleled curb appeal. For more information visit the website at www.unicrete.com.



Briar Park Estates with Unicrete Estate Tile roofs



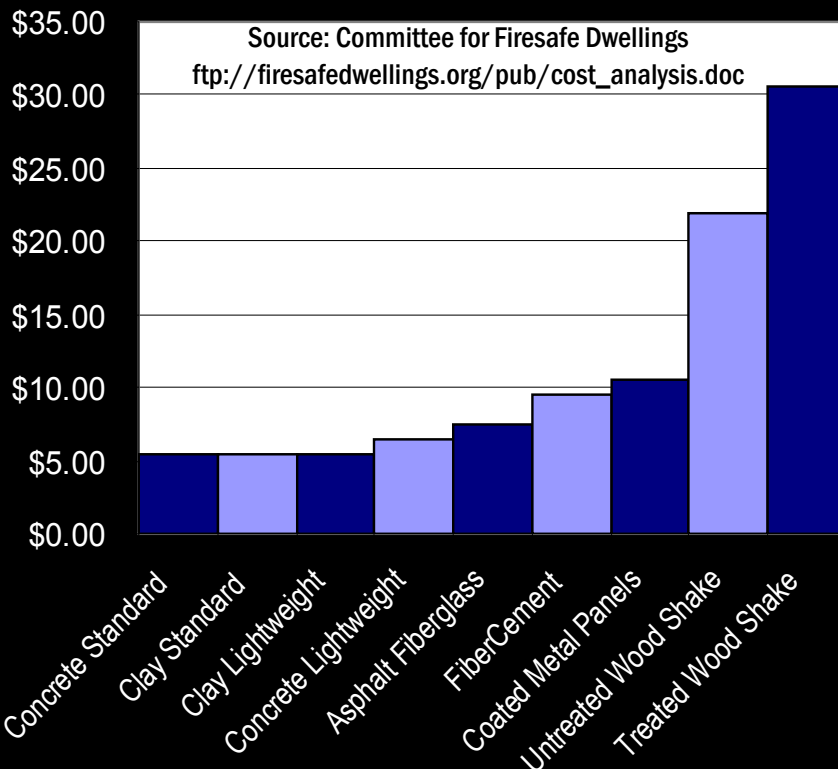
What is a reserve fund and how does it affect condo owners?

In September of 2002, the Alberta Condominium Act was phased in and one of the changes for condominium owners was the introduction of a mandatory Reserve Fund. Every condominium corporation must complete a Reserve Fund study and maintain a Reserve Fund for replacement of major items, such as roof replacement. Condo owners are required to pay their yearly usage of common depreciating items. The reserve fund study must cover a 25 year span and owners are required to start paying into the fund for anything that will need replacing within 25 years.

As most roofing materials top out around 25 years, condo owners would have to start paying into their roofing reserve fund immediately after installing their new roof. One notable exception is concrete roof tile which is known to last 50+ years; thus paying into a roofing reserve fund after installing Unicrete concrete roof tiles would be deferred for approximately 25 years. Imagine having no payments for your roofing reserve fund until 2032!

Why Look at Life Cycle Costing?

Life cycle costing takes into account the cost per year of a product. Although concrete roof tiles may seem more costly initially, they are the most reasonably priced roofing material in the long-term because of their long life cycle. Like compact fluorescent lightbulbs, for a relatively low increase in initial cost, the savings over the lifetime of the product are staggering.



Why roof tile?

	PROVEN 50 YEAR DURABILITY	CONTAINS RECYCLED CONTENT	LOW ENERGY USE WHILE IN SERVICE	GOOD HAIL RESISTANCE	INCREASE OF \$10,000+ IN RESALE VALUE	NON-COMBUSTIBLE	LOWEST LIFE CYCLE COST	UNLIMITED TRANSFERABLE WARRANTY
Concrete Roof Tile	✓	✓	✓	✓	✓	✓	✓	✓
Cedar Shakes	X	X	✓	X	X	X	X	X
Asphalt Shingles	X	✓*	X	X	X	✓†	X	X
Metal Roof Tile	X	X	X	X	X	X	X	X‡
Rubber	X	✓	X	✓	X	✓	X	X‡

* Organic asphalt shingles contain recycled paper

†Fiberglass asphalt shingles only and only with proper underlay

‡Transferrable to one subsequent owner with transfer fee

