

Condo Buyer's Guide

la galleria

la galleria

NEIGHBOURHOOD



La Galleria is located at the corner of Trethewey Street and Simon Avenue. The most convenient condo location in Abbotsford.

The Developer - Quadra Homes

Quadra Homes Ltd. is a large, Abbotsford based, developer of luxury condos and townhomes. Quadra has projects under development in Langley, Maple Ridge, Surrey, New Westminister, Kelowna and Calgary. Quadra is known for its exceptionally well finished homes. Quadra is owned by long-time Abbotsford residents Michael Redekop and Peter Warkentin.



Glassed-in Solariums

*The new standard
for high resale value.*

20 items that are key to resale value and a quality condo



**SOLARIUM
BALCONIES**



STORAGE



**PARKING
2 CARS**



**AIR
CONDITIONING**

Top 4 items that are key to RESALE value



Technology



QUALITY



**9 foot
Ceilings**



TRANSIT



SIZE



**QUIETER
SUITES**



**STRATA
RULES / FEES**



**BATH
ROOM**



**GOURMET
KITCHEN**



CO\$T



ARCHITECTURE



**INTERIOR
DESIGN**



**ENERGY
EFFICIENT**



LOCATION



SECURITY



**HIGH-END
APPLIANCES**

Top 4 items that are key to RESALE value

1



Solarium Balconies:

- Developed in Scandinavia, enclosed glass balconies and patios are an unqualified success in the advanced condo markets in both Europe and North America
- Suites in La Galleria have solarium balconies or solarium patios
- Retractable glass panels allow year round use of the balcony for **entertaining and gardening**
- All balconies have a hose connection and floor drain
- **Natural gas BBQ** outlet is standard
- Built-in ceiling fans provide air movement
- An electrical outlet is capable of powering an electric patio heater
- Glass balconies add acoustic and insulating value

2



Storage & Electric Cars:

- Quality storage is key to convenience and suite **resale value**
- Some other developments have no storage, some have little cages. At La Galleria **every suite comes with a secure concrete walled, mini garage** near one of your parking spots
- Storage garages vary in size but **most are 200 cubic feet and larger**
- Mini garages have an interior light and an electrical outlet
- Room enough for your freezer and bicycle storage
- There is enough power to slow-charge an **electric car**, and the garage power is upgradable to allow a rapid car charger to be installed

3



Parking:

- A **key to resale value** is having 2 parking spots
- At La Galleria **every suite has 2 parking spots**
- This also keeps congestion off the streets
- We have **generous visitor parking** for your guests
- One of your parking spots can accommodate an electric car
- Well lit, secure, underground parking

4



Air Conditioning & Heat Pumps:

- Air conditioning is a **key feature for comfort and resale value**
- We offer a high efficiency multi-zone system
- Our system uses **efficient heat pump technology** to save energy
- Ductless-split system delivers cool air direct to each bedroom and the main living area quietly and efficiently
- Heat pump technology transfers heat in or out of your home for low cost heating and cooling

20 items that are key to buying any condo

5



Technology:

- 3 port communications outlets throughout (phone/cable/internet)
- Shaw high speed internet and digital HDTV included
- Record live TV with the included **Shaw Gateway** multi-room system (up to **6 programs at once**, and from anyplace, anytime with the Shaw Go smartphone app)
- Bedrooms and kitchens have an electrical outlet that includes **2 USB charging ports**, eliminating ugly adapters all over the place.
- **Shaw Go WiFi hot spots** are throughout La Galleria
- Shaw Go apps are designed to deliver mobile content to Shaw customers **anyplace, anytime**, including CTV GO, Global Go, History Go, and more



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Quality:

- Most buildings are built to "rental grade", **not** La Galleria
- Our high quality is easy to spot:
 - **High speed elevators**
 - High end moulding package
 - 9 ft ceilings
 - 7 ft door height (not the "standard" 6 ft - 8 in)
 - Interior doors are **solid-core** fir
 - Oversize windows
 - Windows are energy efficient Low E
 - Windows are cased on all sides
 - Attractive fireplace

NOTE: High quality leads to low strata fees.



7



9 foot Ceilings and 7 foot Doors:

- Old fashioned construction and most high-rise buildings have 8 foot high ceilings. **9 foot ceilings offer a much airier elegant feel.**
- Regular style doors are 6 foot, 8 inches (6'8") tall, hollow core. At La Galleria we have solid core Fir doors that are 7 feet tall to match the upscale feel of the 9 foot ceilings.

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Cost:

- Cost comes in two forms: **purchase price** and **monthly strata fees**
- Most new condos in Abbotsford have a purchase price of about \$330 per sq. ft., a little higher for small suites
- The other cost is strata fees...
- High quality developments usually have lower strata fees
- At La Galleria **strata fees are very low** and they include cable TV and internet (service from Shaw)

9



Architecture:

- Typical condos have cheap siding and simply look cheap
- La Galleria has **stunning West Coast architecture** featuring extensive use of:
 - Beams
 - Stone
 - Glass



Many people buy a condo to get away from using stairs and for the ease and convenience of simply “turning a key” and leaving when they need to travel. At La Galleria, you are not “down-scaling” in quality or elegance when you achieve these goals.

20 items that are key to buying any condo

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Size of Suites:

- It's not always easy to find **larger suites** in new developments
- La Galleria offers liveable area ranging from 1200 to over 1700 sq.ft.
- We also offer very efficient suites in the 850 - 950 sq.ft. range
- Every bedroom at La Galleria can accommodate a king size or queen size bed

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Quieter Suites:

With Our Outstanding Acoustic Package

Floors

- Floors are a hybrid concrete/wood construction system
- The flooring underside assembly has sound-dampening insulation

Walls

- Side-by-side suites each have their own separate walls
- Walls are insulated, and each side has **2 layers** of 5/8" drywall or a layer of wood under drywall

Finished Floors

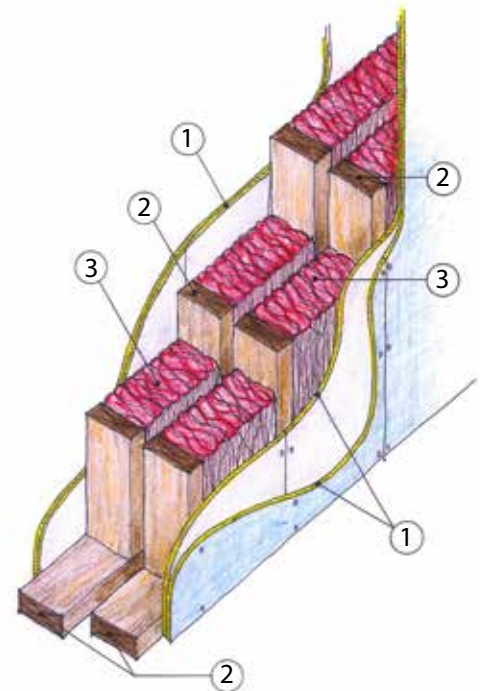
- **Acoustic** wood-grained plank laminate
- Carpet in bedrooms is laid on true 10 lb acoustic underlay

Ceilings

- Ceilings between suites have 5/8" drywall
- Ceiling drywall is mounted on **sound-bar** channel to block sound transmission
- Ceiling systems include sound dampening insulation.

Other acoustic precautions

- Electrical receptacles are back-insulated on walls between suites
- Features that penetrate the sound barrier are avoided on surfaces between suites
- Vertical main plumbing lines are **rubber mounted**



Acoustic Wall Assembly

1. Double layers on each side
2. Separated to reduce sound transfer
3. Insulation in each of the walls

Quiet is not silent

Older buildings are notorious for sound transmission between suites. La Galleria goes many steps **beyond what is required in the building code**. Even with this extra acoustic work, you will still be able to detect other people living in your building.



Strata Rules & Fees:

At La Galleria, monthly strata fees are **low**, estimated at:

- **\$121** for the average 1 bedroom suite
- **\$137** for the average 1 bedroom & den
- **\$189** for the average 2 bedroom suite



Strata Fees include:

- **Shaw Cable with over 100 digital channels, including many in HD** (pay-per-view and specialty channels are extra if you want them)
- **Shaw High-Speed internet**
- Fire/Water/Flood/Earthquake **insurance** that is required for your mortgage
- **Hot water** from high-efficiency condensing boilers
- **Natural gas** for your kitchen range and BBQ is included
- Nicely equipped **fitness room** and meeting room (yours to enjoy)
- Enterphone system (*purchased and installed by the developer eliminating monthly lease costs; helping keep La Galleria strata fees low*)
- Building, grounds and landscaping maintenance (*contracts are established prior to completion — negotiated using the developer's buying power — resulting in long-term low rates for the benefit of La Galleria suite owners*)
- We provide buyers with best estimates of strata fees for the first 2 years. Actual fees are based on operating costs monitored by the Strata owners through their Strata Council and are also governed by Provincial legislation.

Shaw)

Your Strata Corporation is responsible for paying for your Shaw package of internet and cablevision. Quadra Homes has already prepaid the first 5 years and your Strata Corporation is accumulating funds to pay beyond the first 5 years. From when you move in, a portion of your strata fees is set aside each month in a special fund to be used to negotiate extra years beyond the first 5 prepaid years.

Strata Rules:

- 2 pets allowed up to 15 kg each
- No age restrictions
- Renting permitted, a British Columbia law (2010) does not permit strata councils to change rental status

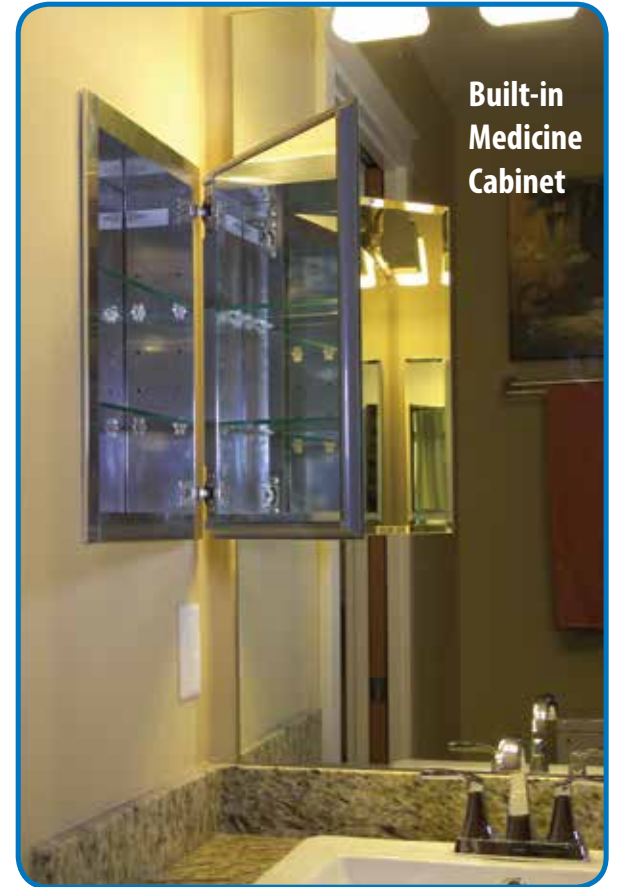
20 items that are key to buying any condo

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20 Features of an Elegant Bathroom:

1. Heated tile floor
2. Granite vanity top
3. Genuine wood raised-panel cabinets
4. Soft-closing cabinet doors
5. 3/4 extension, soft-closing drawers
6. Built-in medicine cabinet
7. Large mirrors
8. Heated fog-free mirrors
9. Built-in LED night light
10. Luxury height toilets & countertops
11. Bright lighting over sinks
12. Most master ensuites have 2 sinks
13. Tile tub surround with attractive travertine porcelain tile
14. Rain-heads in most showers
15. Up and down sliding bars for shower head height adjustment
16. Lighting in showers
17. Curved double shower rod
18. Showers have frameless glass
19. 5 ft. showers have tiled ceilings
20. 5 ft. showers have louvred vents for a steam room effect



Adjustable louvred vent for steam room effect



Shower with frameless glass, overhead rain-head, and sliding bar for shower-head height adjustment

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20 Features of a Gourmet Kitchen:

1. Natural gas, true European convection oven, front controls, stainless
2. Stainless fridge (french doors and freezer drawer) filtered ice/water dispenser
3. Stainless dishwasher with stainless interior
4. Built-in stainless microwave
5. Built-in sink garburator
6. Genuine hardwood raised panel cabinets
7. Cabinets have wood-grain finish inside
8. Recessed LED lighting under upper cabinets
9. Soft-closing cabinet doors & full extension, soft-closing drawers
10. Over the stove, pot-filler water faucet
11. Full-height tile backsplash between countertop and upper cabinets
12. Extra height upper cabinets (more storage)
13. Most kitchens have a lazy susan cabinet
14. Upper inside corner cabinets have a lighted glass feature
15. High-end kitchen faucet with built-in sprayer
16. 60/40 under-mount stainless sink
17. Built-in soap dispenser
18. 3 port communications outlet and USB power outlet
19. Granite countertops and decorative tile floor
20. 9' ceilings with high-end LED lighting

Pot filler



20 items that are key to buying any condo

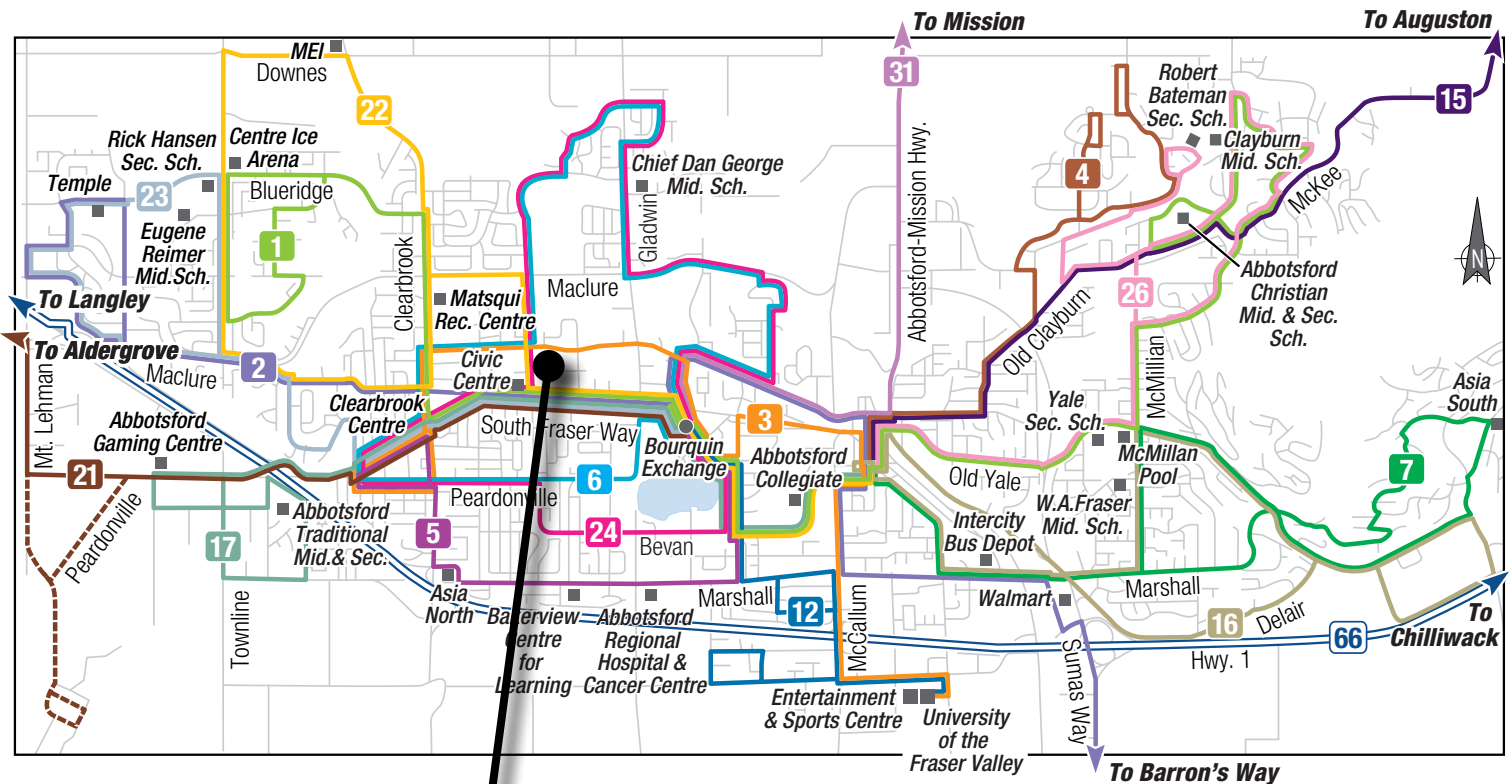
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Transit:

La Galleria is a block and a half from Abbotsford's main transit corridor, South Fraser Way.

The Central Fraser Valley Transit System, a part of BC Transit, provides scheduled bus routes throughout Abbotsford and linking with Mission, Langley, Chilliwack and Vancouver. **Skytrain** is accessible by taking Route 2 to Highstreet, then transferring to the **Fraser Valley Express** that takes you to the **Skytrain Express Bus** #555 at the 202 Street Park & Ride in Langley.



- | | | |
|----------------------|---------------------------|---------------------|
| 1 Blueridge-McKee | 7 Sumas Mountain | 22 East Townline |
| 2 Bluejay-Huntingdon | 12 UFV-Bourquin Connector | 23 West Townline |
| 3 Clearbrook-UFV | 15 Auguston Connector | 24 Centre Loop |
| 4 Saddle | 16 McMillan Commuter | 26 Sandy Hill |
| 5 Hospital | 17 Townline Industrial | 31 Valley Connector |
| 6 Gladwin-Trethewey | 21 Aldergrove Connector | 66 FVX |

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Interior Design:

- We avoid the minimalist “downtown” look inside our suites
- At La Galleria our interior designers **spend the money** on:
 - High-end moulding package
 - High-end fixtures and appliances
 - **Wood** closet systems (not wire)
 - 2” faux wood blinds
 - **Frameless** showers
 - High-end cabinetry and carpentry
 - Oversize windows
 - Generous use of mirrors, tile and granite



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Energy Efficiency:

- Energy efficient buildings **save their owners money** on utilities and strata fees
- Our hot water system uses high tech **condensing** boilers to cut gas consumption
- Our acoustic package doubles as an extra layer of insulation
- Heating & cooling using high-efficiency **heat pumps**
- Use of energy efficient lighting throughout
- Low E windows and above-code insulation
- **Energy Star appliances** and equipment where possible

20 items that are key to buying any condo

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Location, Location, Location:

- You need good amenities like shopping and restaurants
- Access to the freeway, without being too close
- Green space and distance from downtown congestion
- La Galleria is next to the Abbotsford Civic Complex
- **Walking distance** to *Safeway* and *Shoppers Drug Mart*
- Close to theatre, libraries, community centres, rinks and pools
- Close to schools, including French Immersion

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Security, Safety and Warranty:

- The buildings have a 55+ camera **Closed Circuit TV system**
- **Well lit underground parking**
- Private mini garage storage by your parking stall
- The building has a high-end Enterphone system with TV viewing of entrance
- Each suite is pre-wired for an individual security system
- Each suite has a **built-in wall safe**
- Each suite has a Carbon Monoxide detector
- Our buildings have a **2-5-10 year warranty** with *TRAVELERS* Insurance Co.
- Our solariums have a special 5 year warranty covering parts & labour
- **Shut-off valves** to protect your suite from potential leaks:
 - We have accessible shut-off valves for the clothes washer
 - We also have shut-off valves for the dishwasher and refrigerator
 - You can use the shut-off valves if you are away from your suite for an extended period



Wall safe



High-end Appliances:

Range:

- Stainless steel, natural gas, slide-in range
- European style "true" convection
- Self-cleaning oven
- Front controls
- Pot-filler water faucet over the stove

Microwave:

- Built-in stainless steel, full size microwave oven
- Loaded with features

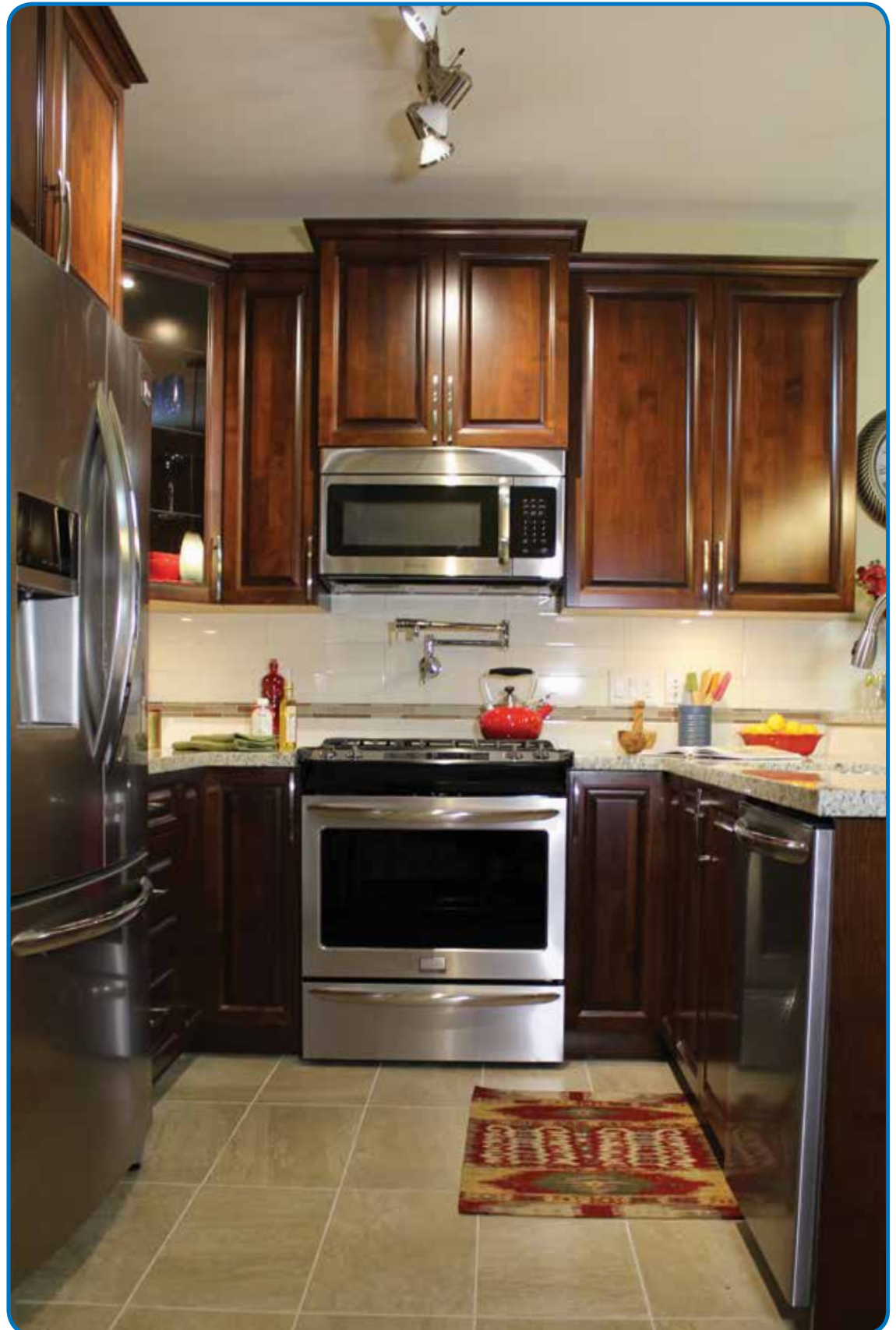
Refrigerator:

- Smudge resistant stainless steel
- French door with lower freezer drawer
- Ice and water in the door

Dishwasher:

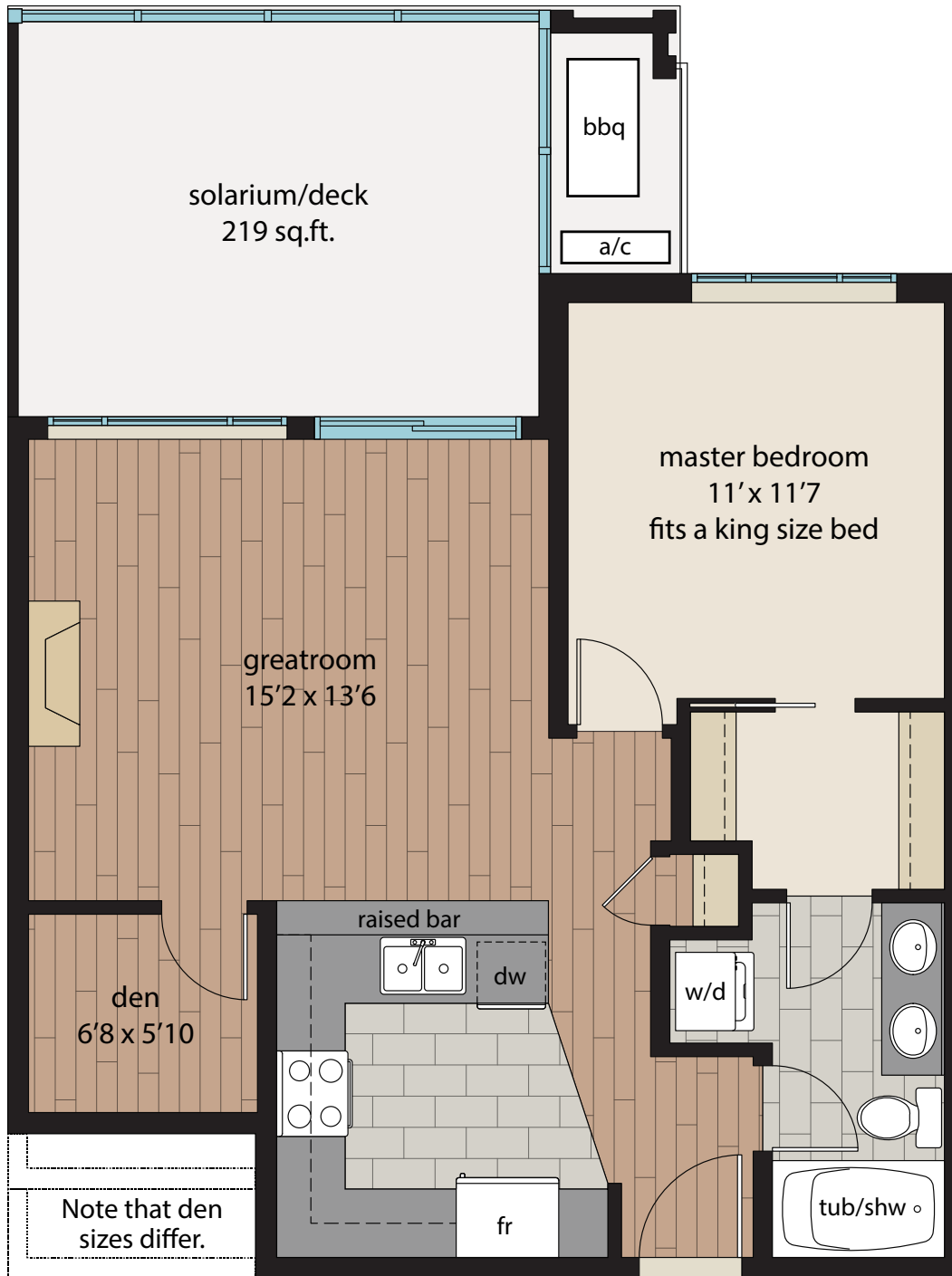
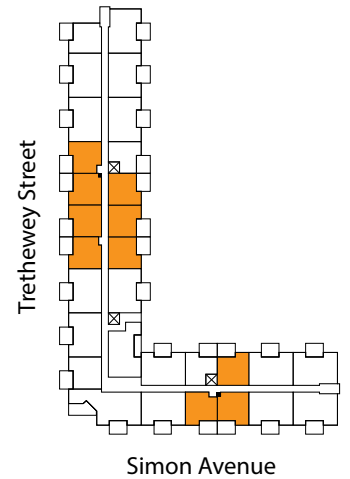
- Well insulated with stainless interior and exterior

NOTE: Each suite also includes a front loading washer and dryer; and an in-sink kitchen garburator.



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Luxury 1 Bedroom & Den
 Livable: 934 sq.ft. - 946 sq.ft.
 Suite 715 - 727 sq.ft. + Solarium/deck 219 sq.ft.



Est. monthly strata fees: 2017-**\$137**, 2018-**\$143**

B,B3,B6,B7 - from \$234,900	
Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 8000
Est monthly payment on 95% mortgage	\$ 1088

Top floor vaulted \$274,900	
Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 8000
Est monthly payment on 95% mortgage	\$ 1282

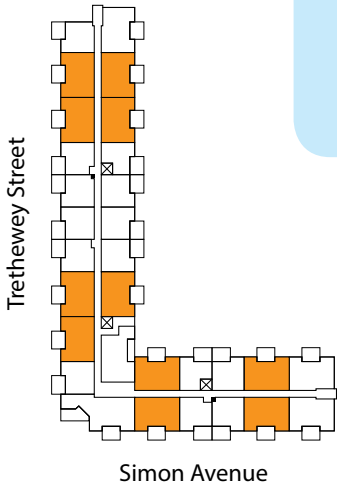
As part of our on-going product development program, the Developer reserves the right to make modifications and/or changes to the specifications. Square footages and room sizes are based on Architectural drawings and actual measurements may vary. Diagrams are close representations, as-built sizes and A/C locations vary slightly. E. & O.E.

Our Most Popular Suite

Double Master & Den

Livable: 1287 sq.ft.

Suite 1069 sq.ft. + Solarium/deck 218 sq.ft.



This suite is our Show Suite



Est. monthly strata fees: 2017-\$189, 2018-\$197

Style A - from \$329,900

Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 13000
Est monthly payment on 95% mortgage	\$ 1529

A - top floor vaulted \$369,900

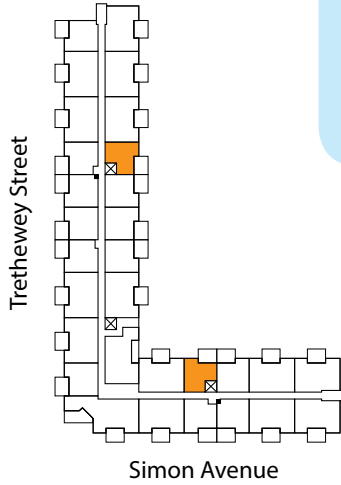
Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 13000
Est monthly payment on 95% mortgage	\$ 1733

As part of our on-going product development program, the Developer reserves the right to make modifications and/or changes to the specifications. Square footages and room sizes are based on Architectural drawings and actual measurements may vary. Diagrams are close representations, as-built sizes and A/C locations vary slightly. E. & O.E.

Luxury 1 Bedroom

Livable: 863 sq.ft.

Suite 644 sq.ft. + Solarium/deck 219 sq.ft.



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Est. monthly strata fees: 2017-\$121, 2018-\$126

Style B2 - from \$199,900

Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 8000
Est monthly payment on 95% mortgage	\$ 917

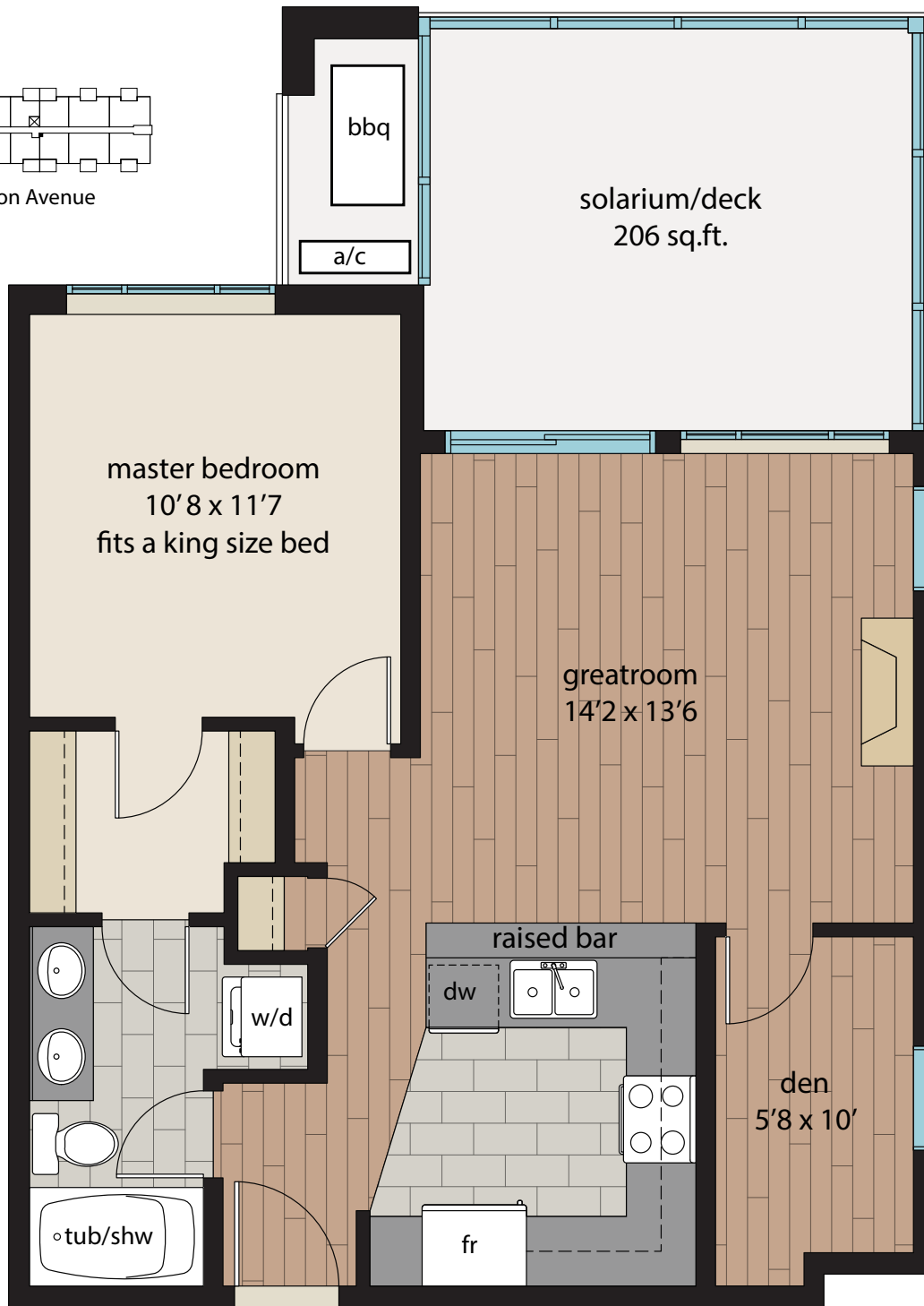
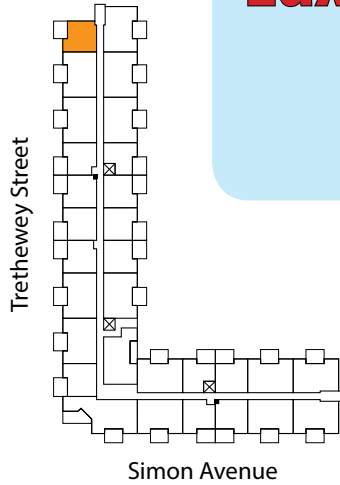
B2 - top floor vaulted \$219,900

Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 8000
Est monthly payment on 95% mortgage	\$ 1013

Luxury 1 Bedroom & Den - End Suite

Livable: 911 sq.ft.

Suite 705 sq.ft. + Solarium/deck 206 sq.ft.



Est. monthly strata fees: 2017-\$137, 2018-\$143

Style C - from \$189,900

Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 8000
Est monthly payment on 95% mortgage	\$ 868

C - top floor vaulted \$244,900

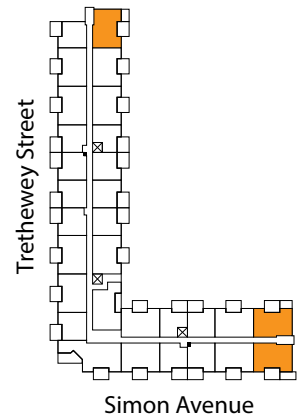
Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 8000
Est monthly payment on 95% mortgage	\$ 1138

As part of our on-going product development program, the Developer reserves the right to make modifications and/or changes to the specifications. Square footages and room sizes are based on Architectural drawings and actual measurements may vary. Diagrams are close representations, as-built sizes and A/C locations vary slightly. E. & O.E.

Double Master & Den - End Suite

Livable: 1354 sq.ft.

Suite 1045 sq.ft. + Solarium/deck 218 sq.ft. + Deck 91 sq.ft.



Est. monthly strata fees: 2017-**\$187**, 2018-**\$194**

Style A2 - from \$299,900

Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 13000
Est monthly payment on 95% mortgage	\$ 1383

A2 - top floor vaulted \$369,900

Deposit when contract is written	\$ 0
Deposit 10 days later when deal is made firm	\$ 5000
Remainder of down payment 60 days later	\$ 13000
Est monthly payment on 95% mortgage	\$ 1733

As part of our on-going product development program, the Developer reserves the right to make modifications and/or changes to the specifications. Square footages and room sizes are based on Architectural drawings and actual measurements may vary. Diagrams are close representations, as-built sizes and A/C locations vary slightly. E. & O.E.

Why condo living at La Galleria?

- **Elegant living at a reasonable cost**
- **Very reasonable strata fees**
- **Best location in Abbotsford**
- **Best solariums available**
- **Airy 9' ceilings**
- **Air conditioning**
- **Low utility costs**
- **Great secure storage**
- **No more stairs**
- **Secure safe living**
- **Turn the key and go on a trip**
- **Top of the line sound-proofing**
- **Gourmet kitchen**
- **Generous sized suites**
- **Top of the line construction quality**
- **Prepared for electric cars**
- **Can put freezer in storage garage**
- **Library and art gallery across the street**
- **Parking for 2 cars**
- **Pets permitted**
- **Free exercise rooms**
- **Good restaurants in the area**
- **Solarium gardening**
- **Suites set up to entertain**
- **Natural Gas BBQ hookup**



Easy
1

3 Steps to Buying a Home at La Galleria

1. Pick a home and write a contract

- **Pay nothing** at this time.
- Think about it for a week or 10 days, **you are not committed**.
- **Talk to a lender** and make sure you qualify for a mortgage, this step is particularly important for first time buyers and we can help you with this step.

2. If you still want to go ahead

- Make the Contract "firm" and pay a \$5,000 non-refundable deposit.

3. 2nd deposit after 60 days:

- Increase your deposit to about 5% of the net suite cost 60 days after making the first deposit.
- For many buyers this 5% will be their entire down payment. Some buyers will want to add more to their down payment when they occupy their suite so they have lower payments.

That's it! Now wait for your suite to be completed.

Before you take possession you will go through the suite with a **quality inspector** to make sure everything is finished and to your liking.

Example No. 1 Homeowner buys a 1 bedroom suite for \$199,900

1. Buyer writes contract, **pays nothing**
 2. 10 days later Buyer makes contract firm and **pays \$5,000**
 3. 60 days after that Buyer **pays remainder of down payment, \$8,000**
- No more money is needed until you take possession in late 2016

Example No. 2 Homeowner buys a 2 bedroom suite for \$349,900

1. Buyer writes contract, **pays nothing**
 2. 10 days later Buyer makes contract firm and **pays \$5,000**
 3. 60 days after that Buyer **pays remainder of down payment, \$13,000**
- No more money is needed until you take possession in late 2016



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About Mortgages

There are three basic kinds of mortgage loans:

1. **Conventional Mortgage:** This is where you have 20% or more of the purchase price to put down by the time you take possession (the down payment). This is the best deal for buyers.
2. **Insured Mortgage:** Here you have at least 5% to put down, but not 20%. You need repayment insurance for this kind of mortgage and so it costs a little more.
3. **Non-Resident Mortgage:** This is where the buyer is not a Canadian nor a landed immigrant. In this case you will likely need to put at least 40% down to get a mortgage.



We have people who can help you get a good mortgage. To help you understand the process, please read this summary...

Protect yourself from an interest rate increase for over 5 years...

- From the time you enter into a contract to buy your suite until your first 5 year mortgage term is over, well over 5 years will have passed. We suggest you obtain financing for a **5 year fixed term** at the time you buy to protect yourself from rate changes for that 5 year period. 5 year mortgages are also easier to obtain than other mortgages for a number of reasons.
- To get the lowest rate, buyers sometimes obtain a **variable rate mortgage**. These can offer an even lower rate, but leave you vulnerable to rate increases if the Canadian prime rate goes up.
- Most mortgage lenders will pay for your appraisal costs and may **contribute to your legal costs** as a gift to you for using them, make sure you ask about this.
- Most buyers arrange a mortgage at the time they sign the Contract and get an offer letter from a bank or credit union, **we can help with this**.
- Many buyers start with a 25 year mortgage to keep payments low, and then change it to a 15 or 20 year mortgage after 5 years when they can afford larger payments.
- You need to show income to qualify for a mortgage, unless you put at least 50% down. Other debt will reduce how much you can borrow, such as vehicles purchased on credit.
- For a **very rough estimate** of how big a mortgage you can qualify for, take your total household annual income before deductions (you and your spouse/partner) and multiply by five. For example if your household income before deductions is \$60,000 then you likely qualify for a mortgage of about \$300,000.
- If you have trouble qualifying for a mortgage many people ask a relative or close friend to co-sign the mortgage, which means they agree to pay if you don't! Also, if your down-payment is 20% or more of the price, many mortgage rules can be flexible.
- Make sure you use the price including the net GST when you are dealing with the bank so you do not need to provide the GST money when you take possession.
- Many mortgage companies want you to buy life insurance for your mortgage, **this is optional**. Most mortgage companies charge double the price for life insurance compared with what you can get on term life insurance from a life insurance company, bought separately and not tied to a mortgage. **We recommend that if you want life insurance to pay off your mortgage if you die, simply buy a term life insurance policy not tied to any mortgage.**



Understanding the Costs of Moving In

1. If your deposit was not enough to cover your entire down payment you will be expected to provide the rest of the down payment at move-in time.
2. Real Estate commissions are paid by the seller, so **you have no cost** for this.
3. New properties have a sales tax called GST; this should have been added to the price before the mortgage was obtained so that **no funds are needed for this tax** at the time of possession. When you arrange your mortgage loan, discuss having the GST included in the mortgage amount with your lender.

For properties under \$350,000, the net GST rate is 3.2% for homeowners. Investors who rent out their suite pay 5% GST when they purchase and get a 1.8% GST rebate when they find a tenant who makes the suite their primary residence.

4. If you have less than 20% down you will have mortgage insurance (about 2-3% of your mortgage). This premium will be added on top of your mortgage once at the beginning, so **you do not have to pay** this premium in cash at possession time.
5. In BC there is a sales tax called the Property Transfer Tax (PTT). PTT is 1% on the first \$200,000 and 2% on the balance. **You may be exempt** from this if you are a first time buyer, or it may be reduced if your spouse/partner is a first time buyer. Otherwise, **you will need to be prepared to pay this tax** when you take possession; it is not included in your mortgage. On a \$200,000 condo this tax is \$2000 if neither you nor your spouse is a first time buyer.
6. Your bank may have an appraisal fee to be paid when you buy, but most lenders will waive this fee. If they don't it is often about \$300.
7. Your lawyer will charge you legal fees to handle your share of legal work for the purchase, these fees are often about \$900 and must be paid when you take possession. There may be property tax adjustment of a few hundred dollars when you move in, depending on the time of year that you take possession. [Sometimes your bank will pay part of these closing fees as a gift to you for using them for your mortgage].
8. Sometimes utilities will charge you a fee of \$50 to \$70 to hook up power for the first time.
9. The fire/water/flood/earthquake insurance your mortgage company requires is already provided by your strata corporation. **You do not need to purchase more insurance if you don't want to.** The included insurance does not include your contents or personal liability. We recommend buyers purchase additional contents and personal liability insurance.
10. Finally, there is often the added cost of a moving van to move your possessions in.



GST

Prices quoted do not include GST. For properties under \$350,000, the net GST rate is 3.2% for homeowners. Investors who rent out their suite pay 5% GST when they purchase and get a 1.8% GST rebate when they find a tenant who makes the suite their primary residence. **For more details see the calculator at www.legalfriend.ca.**

Most buyers include the GST in their mortgage so they **don't** have to write a cheque for GST when they move in.

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Government incentives for **first time buyers**

and

Government incentives for buyers who **haven't owned in at least 4 years**

- **ZERO PTT**

Property Transfer Tax. (PTT) **This tax is zero** for **first time buyers** of properties with a price below \$475,000 (pre-tax). If two people are buying equally and only one is a first time buyer, then you pay half the tax. This tax exemption applies only to people who have never owned personal real estate before.

- **Using RRSPs**

Any **first time buyer** or people who **haven't owned property in the past 4 years** can borrow up to \$25,000 tax free from their RRSP. If two people are buying and one has owned in the past 4 years and the other hasn't, then the one that hasn't owned can still use their RRSP funds to buy. These funds must be repaid to your RRSP within 15 years. See your lender for details.

- **\$750 TAX CREDIT**

First Time Home Buyers Tax Credit (HBTC). This is a tax credit (cash!) of \$750 for **both first time buyers** and buyers who **have not owned in the past 4 years**. With HBTC if two people are buying, neither may have owned in the past 4 years. To get this tax credit you must be earning enough income to be paying federal income tax.

(To get this \$750 credit, at tax time enter \$5,000 on line 369 of Schedule 1 of your personal tax return. The claim can be split between you and your spouse or common-law partner.)



An explanation of how Suites are measured:

Suite sizes are expressed in standard 'architectural' and 'real estate' format. Sizes are expressed in square feet and are to the outside of the walls of the suite. Where a suite shares a double wall with another suite, the measurement is to the middle of that double wall. Suite sizes DO NOT include balconies, patios, hallways, parking area, or underground storage, although "liveable area" is shown on drawings to include solariums and decks. Strata measurements use a different standard called 'habitable area' and are expressed in square meters. 'Habitable area' is to the middle of all perimeter walls, so will be slightly less than architectural measurements. Suite sizes slightly vary during construction but will be within $\pm 3\%$ of the stated habitable or architectural size.



Luxury 1 Bedroom & Den

Livable: 934 sq.ft. - 946 sq.ft.

Suite 715 - 727 sq.ft. + Solarium/deck 219 sq.ft.



Luxury 1 Bedroom

Livable: 863 sq.ft.

Suite 644 sq.ft. + Solarium/deck 219 sq.ft.



3D Floorplans - select suites

(Artist's renderings)

Our Most Popular Suite



Double Master & Den

Livable: 1287 sq.ft.

Suite 1069 sq.ft.

+ Solarium/deck 218 sq.ft.

As part of our on-going product development program, the Developer reserves the right to make modifications and/or changes to the specifications. Square footages and room sizes are based on Architectural drawings and actual measurements may vary. Diagrams are close representations, as-built sizes and A/C locations vary slightly. E. & O.E.
Buyers Guide Ver 1.1

www.LaGalleria.ca

Presentation Centre

Corner of Trethewey St & Simon Ave

Mon-Fri: **2pm - 7pm**

Sat & Sun: **noon - 5pm**

Phone: **604-746-8488**



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