

GOVERNMENT ADDICTION TO TAXING REAL ESTATE

This expert analysis provided by Paul Sullivan, Senior Partner, Burgess, Cawley, Sullivan and Associates Ltd., one of the largest commercial real estate appraisal and property tax consulting groups in Canada.

Project Analysis (Typical Cambie Corridor Assembly Project)

Based on conservative, three-year approval process and two years to build.

Site Size	20,000		
FSR	2.5		
Total buildable	50,000		
Site Price	\$ 30,000,000		
Value per buildable for site	\$ 600		
Condo Value	1,200	PSF	
Average Unit Size	800	SF	
Average Unit Value	\$ 960,000		

Government Taxes/Fees/Charges on Housing

Based on a Local Purchaser/Developer so no Foreign Buyer Tax levied.

Residential Property Tax	\$ 22.05	1.26%	Municipal/Provincial	3 years until permit and 2 years construction
Vacant Home Tax	\$ 12.00	1.00%	Municipal	2 years
Community Amenity Contribution \$115 PBA on 1.9FSR increase	\$ 87.40	\$ 115	Municipal	Now proposed at \$330 to \$425 on Broadway vs \$115
Metro Vancouver Sewage Development Cost Charge (DCC) \$1,072 per unit	\$ 1.34	per unit	Municipal	
Development Cost Levy (DCL)	\$ 15.62		Municipal	
Public Art	\$ 1.98	\$ 1.98	Municipal	
Building Permit Fee	\$ 2.20		Municipal	
Development Permit Fee and Zoning Charge	\$ 4.00		Municipal	
TransLink Development Cost Charge (DCC) \$1,500 per unit	\$ 1.88		Regional	
Property Transfer Tax- Purchase of an assembled site	\$ 28.36	3.00%	Provincial	
Speculation Tax	\$ 18.13	0.50%	Provincial	Presumed during development process pending details of Legislation
Property Transfer Tax on Average unit of 800 SF	\$ 21.50	2.00%	Provincial	
GST On unit (\$1200 PSF condo value)	\$ 60.00	5.00%	Federal	
Total Taxes and Charges	\$ 276.45		Per Buildable	
Total Taxes and Charges	\$ 314.65		Per Saleable	*excludes gross up on sale value
Cost On 800 SF unit*	\$ 251,721	26.22%	Total	

*excludes payroll taxes on labour and taxes on materials

COST IMPACT ON TYPICAL HOUSING UNITS

	Size	Tax/Fee Total	Percentage	Purchase price
Bachelor	500	\$ 157,326	26.22%	\$ 600,000
One Bedroom plus Den	700	\$ 220,256	26.22%	\$ 840,000
Two Bedroom	900	\$ 283,186	26.22%	\$ 1,080,000
Three Bedroom Family unit	1,200	\$ 377,582	26.22%	\$ 1,440,000