

RENTAL/INVESTMENT — PROPERTIES —

UPDATE

SUMMER/FALL 2000

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Food for thought . . .

“Where we love is home.
Home that our feet may leave,
but not our hearts.”

. . . Oliver Wendell Holmes,
Sr.

Courtesy of:

ROB DRYSDALE



**Homelife Benchmark
Realty Corp**

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FOR YOUR INFORMATION

The *Strata Property Act* (the “SPA”), as amended, including the Strata Property Regulation (the “Regulation”), came into force July 1, 2000. The SPA replaces the *Condominium Act*. Anyone can obtain a consolidated version of the SPA together with the Regulation at the Financial Institutions Commission web site (www.fic.gov.bc.ca).

Among other things, the SPA expands and clarifies the types of records and other information that strata corporations must maintain and an owner’s right to inspect and copy those records and to obtain other relevant information from the strata corporation. The SPA also permits an owner to authorize others, such as buyers and licensees, to exercise the owner’s rights to obtain copies of the strata corporation’s records and related information. The SPA further sets out the time periods within which the strata corporation must provide copies of records or other information, and establishes a maximum fee that can be charged for providing these copies. The commission will shortly have available pamphlets on specific issues such as age restrictions and enforceability. etc. For information feel free to give me a call at 597-7292.

NEW RATES FOR CAPITAL GAINS – “THE GOOD, THE BAD, THE UGLY”

“The good” – the income inclusion rate for capital gains realized after February 27, 2000, has been reduced to two-thirds.

“The bad” – because this change only became effective for capital gains realized after February 27, 2000, capital gains realized prior to that date, will still be subject to the original inclusion rate of three quarters.

“The ugly” – two different inclusions rates will apply for the 2000 taxation year (for the period before and after February 27, 2000) and depending on whether one has: gains or losses in one period only; net gains or net losses in both periods; or net gains in one period and net losses in the other period – could dictate what effective inclusion rate is required.

Nothing is as simple as it appears, and given the above scenarios one should seek professional tax advise when considering the sale of any investment real-estate.

Courtesy of Pagnanini & Edwards Chartered Accountants (604) 299-9274.
*Disclaimer: Not intended to solicit properties already listed

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MARKET STATISTICS

At the halfway point (end of June 2000) the number of sales in the Fraser Valley is 5,279 this is off 15% compared with same period of 1999.

The average sale price of a “single family detached” home in Surrey was \$246,686. While this was actually up 1.6% from June of 1999, the median price was \$228,000 down 3.6%.

However more importantly the Housing Price Index has remained basically unchanged since June 1999 having climbed just 0.1 %. HPI is based on a “typical” house with these features: 60 ft. lot, 2,040 sq. ft. basement, 10 rooms total (3 bedrooms, 2 full bathrooms, 128 sq. ft. kitchen) 2 fireplaces, 1 car garage, 9 years old, gas heat.

Information and photos of all Fraser Valley Real Estate Board listings can be found on the national MLS (R) web site www.mls.ca and market statistics can be found on the Board’s web page at www.fvreb.bc.ca.



Residential Mortgage Rates

Best residential rates as of August 1, 2000

Term	Our Best	Bank Posted
Adjustable	6.490%	7.500%
1 Year Closed	6.900%	7.900%
2 Year	7.000%	8.000%
3 Year	7.100%	8.100%
4 Year	7.200%	8.200%
5 Year	7.250%	8.250%
7 Year	7.500%	8.500%
10 Year	7.400%	8.700%

Courtesy: Jared Dreyer,
The Mortgage Source: 649-5991

RENTAL MANAGEMENT SERVICES

To have your rental property operate carefree, have it looked after by Cathy Mantel @
HOMELIFE PROPERTY
MANAGEMENT.

Cathy offers a very competitive service with a low monthly fee with **no start up charge**.

*For more information call:
590-2037*

Thought of the Month:

“A woman is like a teabag – only in hot water do you realize how strong she is.”

... Nancy Reagan

WHEN A TENANT LEAVES POSSESSIONS BEHIND

If a tenant leaves any possessions behind when they move out, the landlord must store them in a safe place for not less than 3 months. If the tenant doesn't claim the goods in that time, and if they owe the landlord money under the tenancy agreement the landlord can sell the goods and keep the money from the sale up to the amount owed plus reasonable storage costs. The landlord must give the rest of the sale proceeds to the **Office of the Public Trustee**.

Courtesy of Cathy Mantel Homelife Property Management.

MARKET EVALUATION

Whether you are considering selling your rental property in order to take out your equity, take advantage of your capital gains tax exemption reservation made in 1994 or planning to sell your **principal residence** I will be pleased to do an up to date market evaluation at no cost or obligation to you. Call me any time: **597-7292**.

EXPERIENCE — TO SERVE YOU BEST



Rob Drysdale

For more than 16 years Rob has been working as a professional Realtor in the Fraser Valley. Specializing in residential and investment property sales, his knowledge of the market and community is impressive, and has served his clients exceptionally well over the past years.



Company Profile

Benchmark Realty was established in Langley in 1983 with seven salespeople. Within one year additional branches were added in White Rock and Surrey and boasted 75 salespeople. In 1986 a long search for a franchise partner ended by hooking up with Homelife Realty Services. Homelife has maintained the no. 1 market share in its category in the Fraser Valley for the last 8 years.