

# 新一代豪華長者大廈

  
hildebrand  
gardens

朗逸花園



朗逸花園是一個大型規劃的社區，位處 Warden 與 Highway7 的萬錦市。在這裡，您擁有私屬的居住單位，自由自在地享受超過4萬平方呎的室內公共活動空間和樓頂空中花園。14萬平方呎的綠化公園環境以及為住戶特設的一流現代化康樂設施。此外，完善的醫療護理和家居生活支援服務，不但能全面照顧住戶今天和未來的需求，也為長者他日不想搬到收費高昂，居住空間密集的護理安老院，創造了基本的支援平台。在此安全便利的環境下，住戶便可輕鬆無憂，與志趣相投的鄰居好友，一起參與豐富多彩的活動。無論春夏秋冬都能臻享燦爛人生。

## 終生租賃 (Life Lease)

終生租賃 (Life Lease) 房屋在北美洲歷史悠久，非常流行。在安省政府的 House Innovation 網頁中對各種模式的終生租賃房屋都有詳細的介紹，當買家用 Life Lease 型式購買終生租賃房屋就是購買了該物業的使用權益，與共管公寓一樣，買家在交收時一次性支付全款後，每月要繼續支付其單位的維護管理費和物業稅。終生租賃房屋通常由非牟利或慈善機構開發，營運和擁有該沒有使用權的產權。北美退休人士選擇購買終生租賃房屋的主要原因是：

- 1/有完善的醫療護理措施。
- 2/有豐富的社交和娛樂空間。
- 3/有優越和安全的生活環境。
- 4/減少退休後的經濟壓力。
- 5/減少維修住所的工作和責任。
- 6/由於終生租賃性契約的法律結構，避免了因某些居住者不再能獨立生活時產生失控而影響到其他住戶的安全問題。
- 7/購買時不需付土地轉讓稅。

朗逸花園採用了最好的其中永久性居住契約型式，比普通的終生租賃型式更優越的是：

- 1/不是終生而是永久性，可以一代一代傳下去。
- 2/可以自由買賣或出租。價格不用受非牟利機構控制。但入住者必需遵守和符合大廈統一管理要求標準。





**BUILDING "B"  
FEATURES & FINISHES**

**Building Features**

1. Main entrance with designated pick-up and drop-off area
2. Convenient underground passenger and grocery drop-off
3. Underground parking available for residents (for optional extra cost)
4. 24-hour concierge and security
5. 2-way communications for main entrance
6. Security card key entry from exterior doors
7. Central security station with 24-hour security monitoring cameras at all entrances
8. Automatic door openers at exterior entrance and garage doors
9. Storage lockers provided in designated area
10. Professionally designed and decorated lobby with waiting area
11. Barrier-free design in all common areas
12. Extra-wide hallway and doorways
13. Handrail in common areas, on one side of all corridors and hallways
14. Emergency medical alert call system in public areas including underground parking area
15. Professionally designed, fully furnished amenity area for resident activities including large multipurpose room, lounge, card room, exercise room, private meeting rooms, and more
16. Private restaurant reserved for Residents and Guests only, and furnished with a commercially equipped kitchen
17. Handicapped accessible washrooms on amenity floors

**Site Features**

1. Professionally designed and landscaped courtyard with linked pathways
2. Close to shopping mall, parks and public transportation, with shuttle bus service scheduled to designated areas

**Suite Interior Features**

1. Approximately 9 foot ceilings
2. 36" wide solid-core main entrance doorways in all suites
3. Emergency in-suite medical alert/call system
4. Smoke detectors
5. Building is fully sprinklered
6. Foyer, kitchen and bathroom with porcelain tile floor, as per plan
7. Choice of wood-look vinyl plank flooring or carpet in other areas
8. Individually controlled heating and cooling within each suite
9. Lever hardware handle throughout
10. White sprayed textured stipple paint ceiling
11. Closet with space-saving wire-frame organizer
12. Pre-wired for high-speed internet cable
13. Pre-wired outlets for telephone in bedroom, den, living room and kitchen
14. Pre-wired outlets for cable and/or satellite television
15. Light fixtures in foyer, kitchen, bathroom, bedroom, den and dining room
16. Vertical blinds for windows
17. Visitor door bell
18. Full-size, white, stacked front load washer and dryer in laundry/storage room, as per plan
19. In-Suite Personal Safe



### **Kitchen Features**

1. Quartz kitchen counter with extended breakfast bar, as per plan
2. Under-mount stainless-steel double sink with single lever pullout faucet
3. Quartz backsplash and porcelain floor tiles
4. Choice of European-Style quality cabinets
5. Pull down upper cabinetry hardware (optional)
6. Valance lighting upper cabinets
7. One over-size pullout drawer
8. Built-in pullout spice drawer (where indicated)
9. Stainless-steel finish 30" French door refrigerator with bottom freezer (drawer), range-hood, 4-ring ceramic cook top (no oven) and stainless-steel dishwasher, as per plan
10. Stainless-steel range hood directly ducted to building exterior
11. Walls with semi-gloss mildew-proof latex paint
12. Ceiling to be flat smooth, painted white

### **Bathroom Features**

1. Quartz vanity counter with under-mount basin and single lever faucet
2. Quality European-Style vanity cabinet
3. LED lit vanity mirror in bathroom with integrated medicine cabinet in master bathroom, as per plan
4. Privacy lock on bathroom door
5. Linen shelf, as per design
6. Exhaust fan for bathroom ducted directly to building exterior
7. One piece walk-in fibreglass shower base with moulded seat, pot light, toe tester, shower wand and grab bar, with full height white ceramic wall tiles (12" x 24"), as per builder's standard specs
8. Heat lamp for master bathroom
9. High quality white plumbing fixtures and accessories
10. Ceiling to be flat smooth, painted white
11. Walls with semi-gloss, mildew-proof latex paint
12. Pre-installed electrical outlet for master bathroom if a bidet is decided by purchaser in the future
13. Water saving toilet

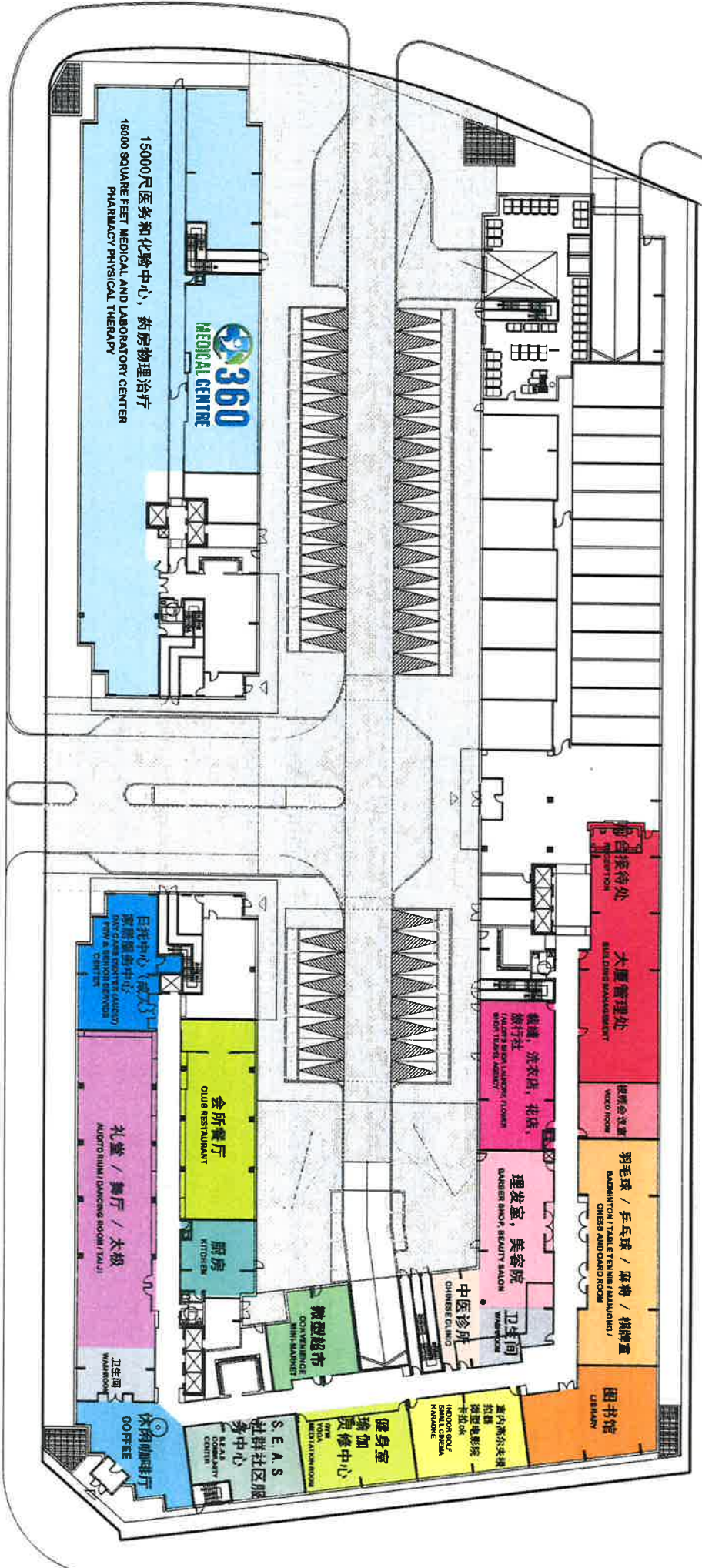
*Note: Cabinets, tiles, countertops, backsplashes and laminate flooring are all pre-selected by the project's interior designer. The Corporation has the right to substitute materials and finishes of equal or better quality.*

### **Social and Recreational Amenities**

1. Multi-function / Party Room
2. Card Room for mahjong, bridge, games etc.
3. Activity / Craft Room
4. Lounge for reading the day's newspaper and meeting friends
5. Exercise Room for aerobics, tai chi, yoga, table tennis, and more

# hildebrand gardens

朗逸花園



\*Artist's concept for illustration purposes only. All of the above terms, amounts, features & finishes are subject to change by Vendor without notice. Vendor reserves the right to modify terms, amounts, plans, sizes, features, prices, and specifications without notice. E. & O.E.



## 常見問題

1. 朗逸花園由非牟利機構“朗逸公益基金會”籌畫，創建和擁有（物權）。由有多年管理經驗，現正管理孟嘗閣（列治文山大廈）的 Connium Management Inc. 公司管理。朗逸花園每單位的永久居住契約擁有者將擁有該單位的永久居住使用權和市值權益。
2. 當你購買了永久居住契約時你是擁有永久使用該單位的權利，成交時買家律師會查核業權實況，為了讓您安心享受永久居住契約和受到保護，住戶們搬入後會成立居民委員會，監管該大廈的業權和管理公司的營運等等。業權由非牟利的朗逸公益基金會持有，所有更改都被居民委員會監管和對居民委員會披露。
3. 永久居住契約入住協議是沒有終止日期，擁有者可以轉移，出售或出租給受益者。為了保障整個大廈住戶的安全和環境，繼承入住者必須符合朗逸花園的入住規定並經朗逸公益基金會書面批准。
4. 永久居住契約隨時可以市場價格出售或轉移其權益給受益人。朗逸公益基金會將和其他的同樣機構一樣，協助處理文件和收取 5% 的行政及手續費。
5. 任何成年人均可購買朗逸花園單位的永久居住契約。入住者必須年滿五十歲，其年輕於五十歲而年滿十八歲的家庭成員或護理人員可以一起居住，但每房間的人數不能超過兩人。
6. 朗逸花園是非牟利的朗逸公益基金會產業，所以購買其單位的永久居住契約而作為自用者都可以豁免土地轉讓稅。用於投資及出租者是必須繳交土地轉讓稅的。
7. 購買者的訂金由 MERETSKY 律師事務所，以信託賬戶的形式進行監督和保管。和其他“永久居住契約大廈”發展商不同的是朗逸公益基金會為購買者的訂金向保險公司全額投保，讓購買者能百分百安枕無憂。
8. 大廈的日常運作有管理公司執行，朗逸公益基金會和管理委員會監控，確保管理費合理支出，保持高質素低成本運作。
9. 管理費包括了 24 小時緊急應援和保安服務，免費社區活動，物業管理及維修員工，個人關顧服務及服務協調，大廈儲備基金，冷暖氣，網絡電話，高速上網，電視，水費等雜費。每單位有獨立電錶，確保收費公平。
10. 朗逸花園一樓單位特為寵物飼養者而設。其他樓層的單位和公眾地方均不能飼養寵物。
11. 根據政府規定大廈內任何地方都禁止吸煙。
12. 大廈外牆，公用地方，大門，窗，冷暖氣機組 管道系統的維修工作由朗逸花園管理公司負責處理。費用將由大廈儲備基金內支付。單位內的維修和保養，由擁有永久居住使用權負責。
13. 銀行明白買家在沒有卖掉現住的房子又要在九個月內付訂金的情況下會有現金流短缺的問題，銀行職員是非常樂意為買家用 Credit Line 或 Refinance 的方法為您解決。歡迎查信。
14. 按揭 - 朗逸花園正在與多間金融機構研究為買家安排關於朗逸花園永久居住契約的按揭貸款事宜，並將會在我們的官方網站上發布，請密切關注。
15. 我們明白有些買家在交收時因還沒賣掉現住房子而沒有足夠現金交收，在這情況下朗逸公益基金會將允許買家短時間內先以付費型式先入住後交收。
16. 什麼是義工積分互助計劃？由於每位長者都有短暫需要幫助的時候，而子女也不是經常能放棄工作來照顧，因此朗逸花園義工積分互助計劃是特為此而設的計劃。所有長者都可以參與，身體健康時做義工幫助別人，參與的時間累積起來用於他日有需要別人來幫忙時使用。這計劃不但解決有需之用，還能大家增加互動溝通，不會感到生活寂寞。
17. 朗逸公益基金會義工的提醒“長者按时服药，定时测试血压”等服务是所有年滿六十歲住戶都可以免費享用的養生計劃，年輕於六十歲是必要付費的。

## Quick Facts

1. Hildebrand Gardens seniors complex will be planned, established, and owned (property rights) by "LANG YI FOUNDATION.", a federally registered Canadian charitable organization. Hildebrand Gardens will be managed by CONNIUM Management Inc. who has many years of management experience and is currently managing a similar seniors life lease project, Mon Sheong Court (Richmond Hill Building). The purchaser of Life Lease interests at Hildebrand Gardens gives you the right to occupy the unit. Under a Life Lease arrangement, residents have exclusive use of their suites, an opportunity for market value return.
2. When you buy a life lease, you do not own the property; however, you do hold a "right to occupy" the life lease unit. At Closing, you or your lawyer may investigate the status and title of the Property. The Foundation will maintain a register of all encumbrances to the title of the Complex. All changes will be disclosed. The use and quiet enjoyment of your life lease unit is protected. Upon the Purchaser's occupancy, Purchasers may monitor the Foundation, the Complex, and its operation through participation in the resident Resident Association. As a federally registered Canadian Charitable Organization, the Foundation is upheld to a high standard of transparency, integrity, and reporting.
3. The Life Lease model established for Hildebrand Gardens has no termination date within the agreement. The owner can sell the Life Lease interest or transfer the Life lease interest to a beneficiary. To ensure the safety and enjoyment of all residents in the entire community, all residents, current and successor residents, must comply with the same occupancy rules and regulations of Hildebrand Gardens.
4. The Life Lease interest can be sold at the market price or transferred to a beneficiary at any time. Like other similar organizations, Foundation will assist in processing documents, administrative and handling, for a fee of 5% of the Purchase Price.
5. Any adult may purchase Life Lease unit at Hildebrand Gardens, however, Residents must be 50 years old and over. Family members or caregivers of a Resident, younger than 50 years old and over eighteen years old can also live with the Resident, but the number of people in each room cannot exceed two
6. Hildebrand Gardens is owned and operated by Lang Yi Foundation, a charitable organization. Purchase of Life Lease interest for use can be exempted from land transfer tax. Life Lease suites acquired for investment, to be leased to another individual, are not exempt.
7. The purchaser's deposit is supervised and kept by MERETSKY LAW FIRM, IN TRUST in a Trust Account. Accountability of a lawyer's trust account is governed by law. Different from some other life lease projects on the market and even some condominium projects, Lang Yi Foundation, for your peace of mind, will provide Deposit Insurance coverage that will also guarantee the Purchaser that deposits paid will be 100% fully refunded in the event we are unable to deliver the life lease Suite and complete the closing, and fail to refund deposits.
8. The daily operation of the building is carried out by the Property Management and monitored by LANG YI FOUNDATION and a Management Committee to ensure reasonable expenditure of management fees and to maintain high-quality low-cost operations.
9. The management fee includes 24-hour emergency assistance and security services, free community activities, property management and maintenance staff, personal care services and service coordination, building reserve funds, heating and cooling, telephone, high-speed Internet, TV, water, etc. Miscellaneous expenses. Each unit has an independent electric meter to ensure fair charging.
10. Only the ground floor unit of Hildebrand Garden is designated for pet owners.
11. According to government regulations, smoking is prohibited anywhere in the building.
12. The maintenance of the building's external walls, common areas, gates, windows, air-conditioning and heating units and pipe systems will be managed by Hildebrand Gardens and Property Management. The building reserve fund will pay the cost. Repairs and maintenance within the unit are the responsibility of the person who has the right to use the Life Lease unit.
13. Many financial institutions understand that Purchasers may have cash flow constraints when it comes to paying deposits for a new purchase and are willing to assist Purchasers with Line of Credits or other refinancing means to assist. Please inquire with us if you require more information.
14. Mortgage and Financing - Lang Yi Foundation is working with a number of financial institutions regarding the possibility of obtaining a mortgage/financing for life leases at Hildebrand Gardens. We will publish updates on this matter on our website. Please frequent our website for updates and information.
15. We understand that some Purchasers may experience difficulty with transitioning and aligning Closing dates with the sale of their current home and the Closing of our Life Leased Units. Therefore, upon request from Purchasers and on an as-needed basis, Lang Yi Foundation will accommodate a short-term Interim Occupancy, whereby Purchasers may pay an Interim Occupancy Fee to occupy their before final Closing.
16. What is the "**Lang Yi Foundation Resident Volunteer Assistance Time Bank Program**"? We recognize that there are times where seniors have need for short-term assistance and family members often find it challenging to find time under short notice to assist in their already busy schedule. As such Lang Yi Foundation will administer the **Resident Volunteer Assistance Time Bank Program** and encourage able senior residents to join the program. All senior residents can join. When seniors are able, they can volunteer their time to help fellow residents and collect time credits that can be redeemed whenever they themselves need assistance from someone else. Not only can the program assist with short term senior needs, but it helps to encourage and build long-lasting friendships in the Hildebrand Gardens community under one roof and it also further helps reduce the feeling of isolation.
17. Lang Yi Foundation volunteers will provide free no charge Medication and Blood Pressure Reminder for all Hildebrand Garden residents age 60 years and over. A nominal fee will apply to residents under 60 years of age.



# 茶前飯後， 談天說地。

hildebrand  
gardens  
朗逸花園

歡迎

WELCOME



## 為什麼現代長者都選擇 入住“長者大廈”？

現代長者基本上都是二戰後出生的那一代人，經過多年奮鬥供養子女成才後都有一定的經濟基礎，他們希望和很懂怎樣去享受人生，入住有政府津貼和其他老人共居一室，還要等候十年八載的護理院或高昂收費的私家護理院都已不再是他們想要的退休生活，特別是經過今次疫情。留居於一個有尊嚴有空間的私人居所，又有完善的醫療和家居護理設施，有朋友一起活動的社交場所，兒孫又隨時可以來探訪或相聚的社區是時尚長者退休生活模式的大趨勢。



## 五代同堂的傳統方式為什麼 被一碗湯距離的方式取代了？

華人的家庭，傳統上一直都有希望五代同堂的說法，但現代社會已經不一樣，特別是北美長大的年青人，他們從小就獨立處理生活上的很多問題，有主見有經濟能力，他們都有自己的生活模式，敢想敢說，不依賴別人，主觀意識非常強，這也導致兩代人的代溝更明顯。長者和年輕人住在一起時飲食習慣，生活愛好，婆媳關係，教育和照顧小朋友的方式等等都會產生很多矛盾，一個和睦的家庭常常因一些小事而造成不可挽救的後果。所以在經濟能力都能獨立的情況下，大家分開居住但又保持經常接觸的生活反而關係會更和諧親密，讓年輕人更加獨立，更加感恩而長者也可以真正地享受經過多年勞碌後自由的黃金歲月。



## 優越的環境，精心的設計，為您奉獻！

朗逸花園除了周圍方便優越的大環境，還有空氣清新，佔地四英畝多的綠化公園和供長者四季都能享用的空中溫室花園，最重要的是朗逸公益基金會放棄一萬五千平方尺的銷售面積改為醫務中心為住戶服務，這龐大的醫務中心包括多位家庭和專科醫生，化驗所，物理治療，藥房等多項服務，加上24小時全方位監控保安和全天候的救命鐘警報系統，這些公益基金會刻意為長者設計的地利優勢一定能令所有住戶臻享朗逸歡樂的生活。



## 為什麼建了這麼多長者退休大廈都不夠？

在社會治安穩定的國家由於生活環境條件，物質充足等原因，人的壽命都比以前長，雖然大家都注重飲食鍛煉，但生理功能衰退總是避免不了的，到了一定年紀行動不方便，經常要看醫生這些問題都漸漸浮現出來，那怕您住在幾千尺的豪宅，有多年心愛的花園或身邊孝順但又非常繁忙的子女，很多時候都感到無能為力。為了讓年輕人能放心工作和照顧小孩，北美的長者都選擇居住在有完善醫療設施，有好的家居服務，日常生活環境優越的長者社區，享受輕鬆愉快，尊嚴獨立的退休生活，故此像朗逸花園這類五星級酒店式的長者大廈都受到很多長者特別喜歡。



## 集社區之精英，為退休的您服務

朗逸公益基金會的宗旨是希望集社區之精英為長者服務，除了有非牟利的協群社區服務中心長駐朗逸花園義務幫助長者向政府申請福利，報稅，家居服務等免費服務，擁有龐大的義工團隊為大家組織活動外，還有多年和現仍在管理著名華人長者大廈經驗的物業管理公司Connium Management Inc管理。朗逸公益基金會其中一位董事Tracy Jones女士是頤康前任CEO，她十二年的長者服務經驗一定能為住戶們作出很大的貢獻。在這樣豐富服務經驗的人群里長者一定能安枕無憂的安享自由的退休生活。



SEAS S.E.A.S. CENTRE  
協群社區服務中心

CONNIMUM  
MANAGEMENT INC.  
Specialist in Property Management

## 共享天倫之樂

朗逸花園兒童興趣班是由朗逸花園的一些買家，例如廣州美術學院畢業，曾任職廣東省花城出版社美術編輯，中國攝影家協會理事利大畫家，廣州冼星海音樂學院陳老師等提倡和執教。興趣班是讓小朋友在周末來探訪長輩時大家一起參加活動，在培養小朋友興趣的同時更增加一家人相聚共享天倫之樂之機會。



## 朗逸花園豪華長者大廈為什麼又稱為 Hildebrand Gardens?

今天高昂的建築成本和政府徵收的開發費用是目前房價高漲及難以改變的主要原因，萬錦高層公寓小單位的價格已經達到一千元一平方尺左右，很多發展項目被迫放棄發展。朗逸公益基金會堅持在這時候用低於市場價出售的主要原因是完成一位老人家的遺願。承諾對朗逸公益基金會是非常重要的宗旨。原地主 Mr Jack Ross Hildebrand, 是加拿大海軍戰士，二戰期間參加盟軍香港保衛戰，其團隊在和日軍對戰時受挫，直到二戰結束才重返加拿大萬錦市定居。



Jack Ross Hildebrand 先生在2010年以當時市價把土地轉讓了給朗逸公益基金會主席陳先生，並贈送一個不可思議的條件：一個巨額，多年長期免息貸款。老先生唯一的願望是希望這塊土地將來能用於有幫助華人社區的公益用途以報答當年在香港受挫時得到華人的幫助。

今天朗逸花園不單是為了兌現這個毫無法律約束的承諾，還為紀念這位老戰士所以把這豪華長者大廈命名為 Hildebrand Gardens.

## 朗逸公益基金會

朗逸公益基金會是2019年加拿大聯邦政府批准的非牟利註冊慈善機構，朗逸公益基金會專心致力為社區打造“老有所養，居有所安”的幸福生活為目標，除了向頤康，孟嘗，聖保羅，葡萄園等成功慈善機構學習，例如採取永久居住契約的方式來管理小區的質素，保證住戶的安全。吸取經驗，取長補短地發展退休長者大廈社區外，還在Stouffville, Muskoka 的 Bracebridge 等地方興建“Affordable House”公寓和小區，憑著 Corebridge Development Corporation 多年興建公寓，商場和平房的經驗和支持，配合頤康前任CEO Tracy Jones 女士對長者護理機構的多年管理經驗，力求能為有需求長者提供優質的服務。



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朗逸公益基金會

老有所養、居有所安



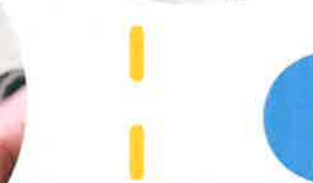
## 怎樣才能安枕無憂地享受退休生活？

上一代的老人家都有經濟上要養子防老，身體要依賴孩子們照顧，孤獨寂寞等等擔憂。戰後潮出生的現代長老的生活習慣已經完全改變。在經濟上完全獨立自主，不少朗逸花園的買家把居住多年的房子賣掉換個適用的單位還把剩下來的錢投資個出租物業以供日後豪華生活的花費或幫助兒女們置業安家。



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朗逸公益基金會非常了解長者們的需求所以在設計和管理方面都有不同的設施和安排。約五萬平方尺的公共室內活動空間讓住戶們一起鍛鍊身體，唱歌畫畫，四季如春的一萬平方尺空中溫室花園，鄰近四英畝多的綠化公園，麻將房，會所夕館，咖啡廳和一千多個單位的住戶們，每個長者都不會孤獨寂寞都能找到適合自己喜好的活動和志同道合的朋友。朗逸花園不但有包括化驗所和物理治療服務的一萬五千平方尺醫務所，中醫診所，美容師，理髮室，微型超市。還有非牟利協群社區中心為住戶們服務。朗逸花園特設的“義工積分計劃”免費的“定時提醒按時服藥檢查”，shuttle bus服務等都能滿足長者們生活上的基本需求。





## COREBRIDGE

Corebridge Development Corporation  
 Corebridge Homes Ltd. (HRCA Registered formerly TARION)  
 Corebridge Construction Corp. (HRCA Registered formerly TARION)

Corebridge Development Corporation. 朗逸花園的建築團隊— Corebridge 多年來一直在參與開發和建築高層公寓，商業物業，豪宅和低層住宅的業務。朗逸花園建築總監 Bruno Antidormi 先生曾任職 EllisDon Corporation 高級副總裁，他參與和監管的项目有 SkyDome, Yorkdale 購物中心，Ritz Carlton Toronto 住宅大廈，還有許多加拿大的醫院和機場。Bruno Antidormi 先生還是多倫多建築協會和安大略省總承包商協會主席和董事。



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## 盡力做到最好是我們的承諾！

朗逸公益基金會和 Corebridge Development Corporation 都非常注重建築的質量，特別是對於豪華長者大廈。朗逸花園三座大廈都是採用鋼筋混凝土結構 (Cast-in-place Concrete) 而不是像一些護理院或廉租公寓大廈的水泥板配件結構 (Pre-cast Concrete)，確保各單位在隔音，日後維修和大廈結構安全等方面做到最好。朗逸花園同時是 Leed Silver 標準的節能環保大廈，特別是處理室內空氣流通系統方面，每單位各自獨立，避免了護理院或舊式長者大廈的控制疫情傳播之問題。



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 朗逸公益基金會

## PHASE 2

### Estimated Occupancy

- **FALL 2025**

### Highlights

- **Six (6) Appliances included:**
  - Stainless-steel finish 30” French door refrigerator with bottom freezer (drawer)
  - stainless steel range-hood directly ducted to building exterior
  - 4-ring ceramic cook top (no oven)
  - stainless-steel dishwasher (as per plan)
  - full-size stacked load washer and dryer.
- **Optional Parking Space (Additional \$55,000 per space)** subject to availability and exclusions. Additional Monthly Management Fee of **\$25.00 per month** per parking space will be applicable.
- **One (1) FREE Locker**
- **Monthly Occupancy Charge \$0.80 p.s.f.**  
(Includes in-suite water, gas, internet, and basic television. In-Suite electricity is separately metered)

### Deposit Structure

- **TOTAL 30% of Purchase Price**

Deposit cheques payable to: **MERETSKY LAW FIRM, IN TRUST**



<u>No.</u>	<u>Deposit Amount</u>	<u>Due Date</u>	<u>LIMITED TIME ONLY</u>
1	\$5,000.00	On Signing	On Signing
2	\$15,000.00	Within ten (10) days of Signing & Satisfaction of Condition	Within ten (10) days of Signing & Satisfaction of Condition
3	5%	60 Days	60 Days
4	5%	120 Days	120 Days
5	5%	180 Days	210 Days
6	5%	240 Days	300 Days
7	5%	270 Days	480 Days
8	Balance Remaining to Total of 30%	365 Days	730 Days

*\*subject to change by Vendor without notice*