

# Market at a Glance

## 2006 年地產行情展望

### Housing Market Forecast for 2006

This year has been the best year ever for housing in Canada. Records have been broken in many major markets. A strong economy, consumer confidence, relatively low mortgage rates and population growth will contribute to a healthy real estate market in 2006.

In Western Canada, the economy will benefit from a thriving oil and gas industry. B.C. in particular has forestry, mining, architecture and the tourism industries to fuel economic growth. Although the rising Canadian dollar will mean higher interest rates, the mortgage rate will remain relatively low. The resale markets may be affected by rising interest but the new home markets will not see an impact.

- Vancouver, Kelowna and Calgary can expect price appreciation ranging from 6% to 10%, the highest in Canada
- 31,600 units is the forecast for 2006 housing starts in B.C., a slight decrease from 33,600 units in 2005. Rising land and material costs in addition to a worker shortage will limit the number of units that can be completed, thus the supply may not meet demands.
- First-time buyers are expected to play an integral role in housing markets from coast to coast, often with the financial assistance from family members though, especially in Greater Vancouver area.
- Move-up purchasers will continue to take advantage of equity gains in recent years to trade-up to bigger and better properties.
- The upper-end of the market is predicted to post impressive gains in several major markets.
- Singles, baby boomers, and retirees are forecast to fuel demand for the increasingly popular condo lifestyle.
- Adult communities are growing in popularity with empty nesters and retirees.

2005 年加拿大地產市場活絡亮麗,打破多項紀錄. 由於強勁的整體經濟表現,消費者信心,低房貸利息,人口成長等等因素, 2006 年預期前景依然健康有力. 加西經濟榮景拜高油價,天然氣所賜,卑西省則因為有林業,礦產,建築和觀光業刺激經濟成長. 強勁的加幣逼使利息上揚,但對新屋市場影響不大. 全加將以溫哥華,基隆娜,卡加利等地房價預估上揚 6-10% 為最多. 全卑斯省新建房屋較 2005 年略少,土地,建材價格上揚,工人短缺都將使新屋不能如期完工,供不應求. 換屋和高價屋市場預料會有斬獲. 首次購屋者依然活躍,但在屋價高的地區多數都需家人經濟幫助才能如願. 單身購屋者,戰後嬰兒潮,退休人仕,以及以成年人為重心的社區都是未來值得注意的焦點.

## Rental Restrictions for Residential Strata Property

The *Strata Property Act*, legislated in 2000 imposed rental restrictions that are scheduled to take effect on **January 1, 2006**. Under the Act, a three-quarter majority of strata lot owners can pass bylaws to limit or prevent the rental of strata units.

A Rental Disclosure Statement, filed by developers with the Superintendent of Real Estate, preserves the right of owners who bought their properties directly from the developers to rent out strata lots despite the passage of any rental restriction bylaws. If a Rental Disclosure Statement was filed under the old *Condominium Act*, subsequent purchasers of a strata lot will be subject to a rental restriction bylaw on the earlier of the expiry date of the RDS or on January 1, 2006.

There are exceptions to the bylaws for strata owners who did not purchase directly from the developers. These exceptions include cases of hardship and rental to family members. Also, a rental restriction bylaw does not come into effect until one year after the date on which it was passed, or the date the pre-existing tenant leaves, whichever one is later.

2000 年省議會通過管理公寓大樓的 *Strata Property Act*, 取代已經過時的 *Condominium Act*. 超過 3/4 的業主可以投票變更大樓管理規則, 限制可以出租的戶數. 當然業主出租給親戚或有財務困難時例外. 限制出租的法規在投票通過後一年開始生效. 若是法規變更時已有租客, 則在租約到期後生效. 發展商如果在公開發售初的保留出租說明書中載明保留出租戶數, 則第一手業主不受此法規限制. 在 2000 年以前 *Condominium Act* 法規下起造的大樓, 第二手以後的業主如果在 2000 年時已有租客, 則可出租到保留出租說明書有效期為止, 或最遲到 2006 年 1 月 1 日.

## RAV LINE IMPACT ON PROPERTY VALUES?

Survey found that there is a positive relationship between property values and station location, as well as a possible negative impact to single family homes along the line due to nuisance impacts.

**房價會因為捷運的興建上漲或下跌?** 研究發現公寓和城市屋靠近捷運車站價格較高, 但緊鄰高架捷運的獨立屋價格因為噪音而下跌.

Source: CMHC, Re/Max Western Canada

**How Can I help you with your real estate plans ?**

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