

香港人移居渥太華討論區 Ottawa Project H.E.L.P.

移居渥太華，同您有對話
A Conversation

- 房屋篇
- Housing

Presented by Floyd Wun
溫健輝

Rental or Purchase

租屋或買屋

- **Rental** 租屋
- Types of Rental Properties
 - Condominium 公管
 - Apartment buildings 大廈
 - Town houses 排屋
 - Detached Houses 獨立屋
 - Town houses 排屋

Rental

租屋

- What's included in rent? 租金包括甚麼?
 - Specified in lease 租約必須指明
- Utilities 雜費
 - Hydro (electricity) 電費
 - Water 水費
 - Heat (Gas, oil or other sources) 暖氣
 - TV and / or Internet 電視或互聯網
 - Others 其它

Rental

租屋

- Where to find rental property?
- Beware of rental property scams 小心欺詐
- Real Estate Brokerage 樓房地產公司
- Friend's referral 朋友介紹
- Online sites (e.g. Property Management Companies, or Kijiji) 互聯網
- Pandemic restrictions *

Rental

租屋

- Rental Application Requirements 租賃申請要求
 - Personal credit check 信用記錄
 - Employment income letter 收入證明
 - Guarantor Reference 擔保人

- First and last month rent payment 首期和最後月租金
 - Other suggestions *
- Signing lease (e.g. 1 year) 簽租約 (1 年)

Rental

租屋

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PadMapper

Where to?

Get to know Ottawa

1,194 APARTMENTS | 128 NEIGHBORHOODS

RENT TRENDS FOR APARTMENTS IN OTTAWA

January 2022

Bedroom count	Ottawa	vs Last Month
Studio	\$1,250	▲ up 2.29%
1 Bedroom	\$1,544	▲ up 2.93%
2 Bedroom	\$1,835	▲ up 1.94%
3 Bedroom	\$2,200	No change

ML#	Dr	D/W	Address	List Date	List Price	Sold Price	Sold Date	Sub-Type	Style	Type	BdrAG	Bdr	Bth	#Gar	CDOM
1	1222385	A	4101 185 LAVON ST N #314	2021-12-22	\$2,729			RNT	APT	LEVEL	2	2	0	5	
2	1222400	A	4003 856 KING EDWARD AVE #305	2021-12-21	\$1,690			RNT	APT	LEVEL	2	2	1	113	
3	1222405	A	4001 905 BROADVIEW ST #311	2021-12-20	\$3,200			RNT	APT	LEVEL	2	2	1	10	
4	1222410	A	4101 151 BAY ST #111	2021-12-17	\$2,950			RNT	APT	LEVEL	3	3	2	1	10
5	1222420	A	2107 315 BATHURST RD #117	2021-12-17	\$4,100			RNT	APT	LEVEL	2	2	2	0	10
6	1222414	A	5301 1308 THAMES ST #M104	2021-12-17	\$1,950			RNT	APT	LEVEL	2	2	2	0	44
7	1222428	A	4003 205 BROADVIEW ST #205	2021-12-15	\$2,675			RNT	APT	LEVEL	2	2	1	11	
8	1222425	A	4101 111 COLLEGE ST #207	2021-12-15	\$4,300			RNT	APT	LEVEL	2	2	2	0	82
9	1222426	A	4003 105 BESSIEVALE ST #1201	2021-12-15	\$3,000			RNT	APT	LEVEL	2	2	2	0	12
10	1222427	A	3501 205 BROADVIEW AVE	2021-12-14	\$4,300			RNT	APT	LEVEL	2	2	2	1	12
11	1222429	A	4501 808 BROADVIEW AVE	2021-12-15	\$3,000			RNT	APT	OTHER	2	2	2	1	12
12	1222428	A	4002 154 NELSON ST #202	2021-12-14	\$3,500			RNT	APT	2STORY	2	2	2	1	13
13	1222451	A	4102 500 LAURIER AVE W #2209	2021-12-13	\$2,500			RNT	APT	LEVEL	3	3	2	0	14
14	1222452	A	3301 205 CANTON ST #8	2021-12-13	\$2,950			RNT	APT	LEVEL	2	2	2	0	17
15	1222450	A	4101 320 MIWALE PNT #314	2021-12-10	\$2,650			RNT	APT	LEVEL	2	2	1	27	
16	1222453	A	4001 30 MURRAY ST #211	2021-12-10	\$2,600			RNT	APT	LEVEL	2	2	1	97	
17	1222414	A	2605 360 WOOD ACRES GROVE	2021-12-09	\$1,850			RNT	APT	LEVEL	2	2	2	0	18
18	1222451	A	9007 170 QUEEN PNT #103	2021-12-08	\$2,300			RNT	APT	LEVEL	2	2	1	19	
19	1222450	A	4303 117 HAMILTON AVE N #1	2021-12-07	\$3,500			RNT	APT	2STORY	0	3	3	0	20
20	1222402	A	4102 324 LAURIER AVE W #2214	2021-12-05	\$2,450			RNT	APT	LEVEL	2	2	2	1	22
21	1222458	A	6001 1045 RICHMOND RD #1003	2021-12-02	\$1,950			RNT	APT	LEVEL	2	2	2	1	65
22	1222420	A	3505 605 BATHURST DR #112	2021-12-02	\$2,450			RNT	APT	LEVEL	2	2	2	1	22
23	1222420	A	9008 280 HEDDERGATE RD #105	2021-12-02	\$4,000			RNT	APT	LEVEL	3	3	2	1	74
24	1222421	A	4002 154 NELSON ST #202	2021-11-30	\$2,050			RNT	APT	LEVEL	2	2	0	27	
25	1222421	A	4102 300 LOGAN AVE #104	2021-11-30	\$2,400			RNT	APT	LEVEL	2	2	2	1	27
26	1222422	A	3806 316 QUEEN CHESTER DR #411	2021-11-29	\$1,850			RNT	APT	LEVEL	2	2	0	28	
27	1222427	A	7203 225 CITIPACE DR #C	2021-11-29	\$2,150			RNT	APT	LEVEL	2	2	2	0	28
28	1222428	A	4101 35 BROADVIEW AVE #305	2021-11-29	\$2,750			RNT	APT	LEVEL	2	2	2	0	29
29	1222428	A	4003 105 BESSIEVALE ST #1002	2021-11-28	\$2,800			RNT	APT	LEVEL	2	2	2	0	29
30	1222454	A	4001 205 BROADVIEW AVE #303	2021-09-28	\$3,200			RNT	APT	LEVEL	2	2	2	1	90
31	1222451	A	9007 100 COUNTRY GREEN WAY	2021-11-26	\$2,800			RNT	DETACH	2STORY	3	3	4	0	5
32	1222451	A	8204 218 BROADVIEW AVE	2021-10-22	\$2,100			RNT	DETACH	LEVEL	2	1	2	2	1
33	1222451	A	7706 218 CARLETON DR #8	2021-12-22	\$2,100			RNT	DETACH	2STORY	3	3	2	0	5
34	1222452	A	7706 218 CARLETON DR #8	2021-12-22	\$2,350			RNT	DETACH	2STORY	3	3	2	2	5
35	1222452	A	9001 71 BROADVIEW AVE	2021-12-21	\$2,390			RNT	DETACH	BUNGLOW	3	3	3	2	5
36	1222452	A	4204 211 BUCHHEIT ST	2021-12-21	\$2,795			RNT	DETACH	2STORY	2	2	2	0	6
37	1222452	A	7709 564 NEW LANSARD CRES	2021-12-21	\$2,580			RNT	DETACH	2STORY	3	3	4	1	6
38	1222451	A	7709 320 CHELTERHERE CRES	2021-12-21	\$2,350			RNT	DETACH	2STORY	3	3	3	1	6
39	1222451	A	3603 1508 RYERFORD ST	2021-12-21	\$2,500			RNT	DETACH	2STORY	3	3	3	2	7
40	1222454	A	9003 217 CRANESHILL RD	2021-12-20	\$2,500			RNT	DETACH	2STORY	4	4	3	2	7
41	1222452	A	6204 228 FOX CRES	2021-12-20	\$2,400			RNT	DETACH	2STORY	3	3	2	0	47
42	1222451	A	7706 218 CARLETON DR #8	2021-12-20	\$2,700			RNT	DETACH	2STORY	3	3	3	1	7
43	1222451	A	9001 71 BROADVIEW AVE	2021-12-19	\$2,600			RNT	DETACH	2STORY	3	3	2	1	8
44	1222451	A	3201 250 THOROLD RD	2021-12-18	\$6,500			RNT	DETACH	2STORY	7	7	6	2	9
45	1222451	A	3603 1508 RYERFORD ST	2021-12-18	\$6,500			RNT	DETACH	2STORY	4	4	2	1	9
46	1222417	A	7703 10 DICKWICK DR	2021-12-18	\$2,95			RNT	DETACH	2STORY	3	4	3	2	9
47	1222450	A	3501 80 BRANTFORD ST	2021-12-17	\$2,600			RNT	DETACH	BUNGLOW	3	3	2	0	9
48	1222430	A	7711 212 DEVARIO CRES	2021-12-16	\$2,600			RNT	DETACH	2STORY	4	4	3	2	9
49	1222450	A	8203 40 BRANTFORD ST	2021-12-17	\$2,600			RNT	DETACH	2STORY	3	3	2	0	10
50	1222401	A	9010 312 BROADVIEW AVE	2021-12-17	\$2,400			RNT	DETACH	2STORY	3	3	3	1	10
51	1222424	A	9007 31 CRONCOLL WAY	2021-11-28	\$2,600			RNT	DETACH	2STORY	3	3	3	1	10
52	1222070	A	7701 32 GRANTON AVE	2021-11-28	\$2,800			RNT	DETACH	BUNGLOW	3	3	2	3	118
53	1222451	A	7711 105 CECILIA GROVE	2021-11-27	\$2,400			RNT	DETACH	2STORY	3	3	1	30	
54	1222451	A	7708 120 COLFINS DR	2021-11-22	\$3,800			RNT	DETACH	2STORY	4	4	3	2	35
55	1222451	A	7704 253 CANTON CRES	2021-12-29	\$1,900			RNT	ROW	2STORY	2	2	1	1	1
56	1222451	A	2501 320 BURNHAM AVE	2021-12-25	\$2,300			RNT	ROW	2STORY	3	3	1	2	2
57	1222451	A	2501 320 BURNHAM AVE	2021-12-25	\$2,200			RNT	ROW	2STORY	3	3	1	2	2
58	1222451	A	4703 250 BURNHAM AVE	2021-12-25	\$3,300			RNT	ROW	2STORY	3	3	1	2	3
59	1222451	A	7711 52 LOCALITY CRES	2021-12-24	\$2,075			RNT	ROW	2STORY	3	3	3	1	3
60	1222451	A	9008 70 BUCHHEIT ST	2021-12-23	\$2,150			RNT	ROW	2STORY	3	3	3	1	4
61	1222450	A	9010 150 OVERBERRY WAY	2021-12-23	\$2,100			RNT	ROW	2STORY	3	3	3	1	4
62	1222451	A	8207 613 TALENT CRES	2021-12-23	\$2,350			RNT	ROW	2STORY	3	3	1	4	
63	1222452	A	2105 817 FAIRVALE DR #26	2021-12-23	\$2,100			RNT	ROW	2STORY	3	3	2	0	4
64	1222451	A	8218 10 BROADVIEW AVE	2021-12-23	\$2,100			RNT	ROW	2STORY	3	3	1	4	
65	1222451	A	7709 354 SILVESTRE WAY	2021-12-22	\$2,300			RNT	ROW	2STORY	3	3	3	1	4
66	1222451	A	154 YORKDALE AVE	2021-12-22	\$2,250			RNT	ROW	2STORY	3	3	3	1	5
67	1222452	A	7708 824 ASHBOURNE CRES	2021-12-22	\$2,100			RNT	ROW	2STORY	3	3	3	1	5
68	1222452	A	2602 720 LAVERGNE GROVE	2021-12-22	\$2,250			RNT	ROW	2STORY	3	3	3	1	5

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www.zumper.com

www.realtor.ca/on/ottawa/real-estate-for-rent

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移居渥太華，同您有對話

Home Purchase 買屋

- ▶ **Ottawa Real Estate Board** 渥太華樓房地產委員會
 - ▶ **Local Real Estate Brokerages and Sales Agents & Brokers**
本地樓房地產行和經紀
- ▶ **Financial Arrangement - Mortgage pre-approval**
按揭預先批核
- ▶ **Sign working agreement with sales representative to show homes**
與經紀行簽工作協議

Home Purchase 買屋

► Types of housing Properties

► Condominium

公管

► Apartment buildings

大廈

► Town houses

排屋

► Detached Houses

獨立屋

► Town houses

排屋

Home Purchase 買屋

Types of Housing Properties

Condominium 公管

Apartment buildings 大廈

Town houses 排屋

What is included in Condominium fee? 管理費

Building insurance, management fee, maintenance fee, reserve funds ... 大廈保險，管理，維修，儲備基金

Condominium Act 公管法例

Status Certificate * 財務證明書



Home Purchase 買屋

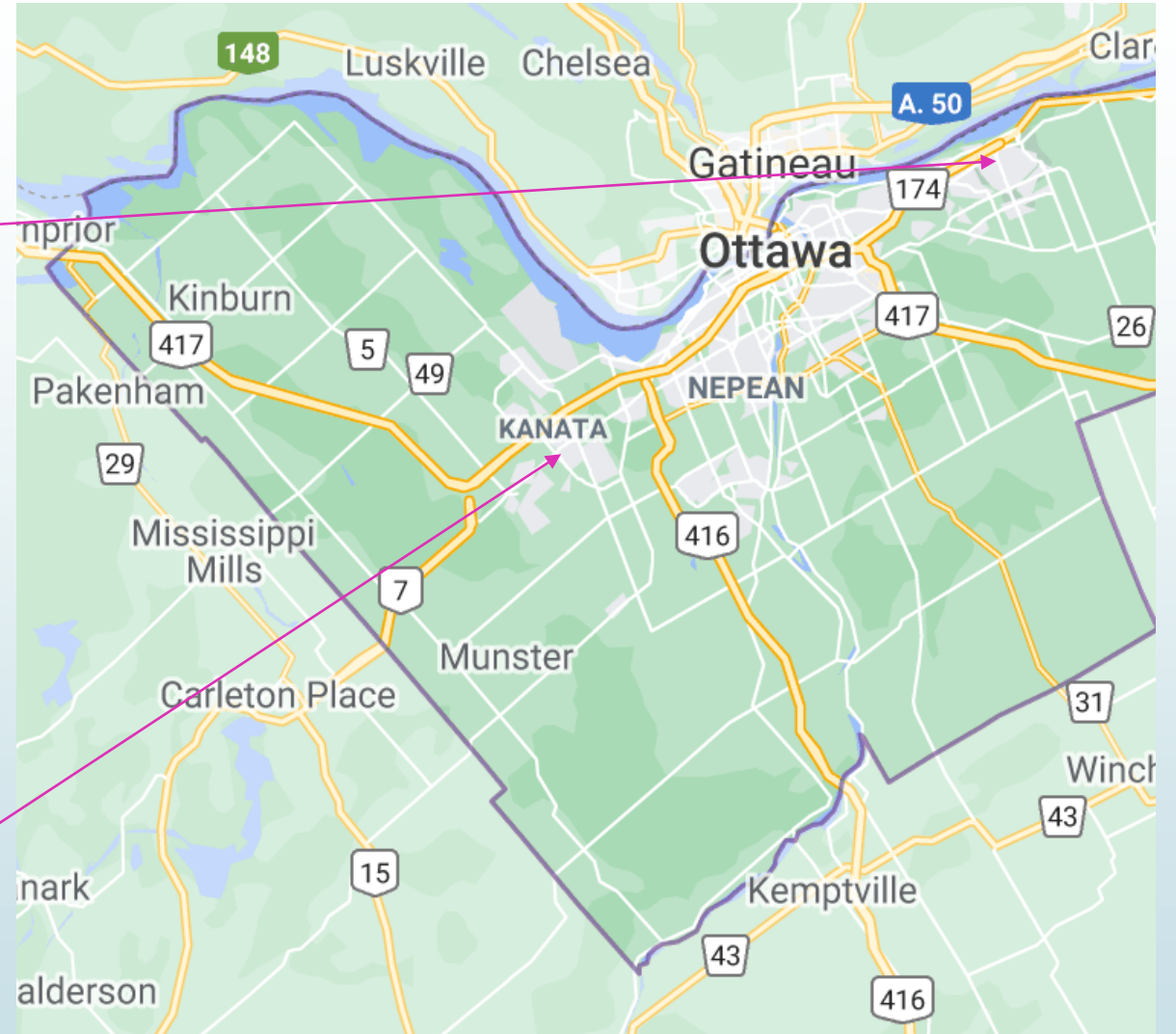
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- Freehold Property 永久業權
 - Owner(s) responsible for all maintenance & repairs 屋主負責所有維修
 - Town houses 排屋
 - Detached Houses 獨立屋
- Estimate cost of ownership
 - Property cost 售買價錢
 - Land Transfer tax 土地轉讓稅
 - Property tax (differential to year end) 物業稅
 - Legal fee 律師費
 - Sales tax (service portion) 購物稅
 - Title insurance 產權保險
 - Property insurance 房屋



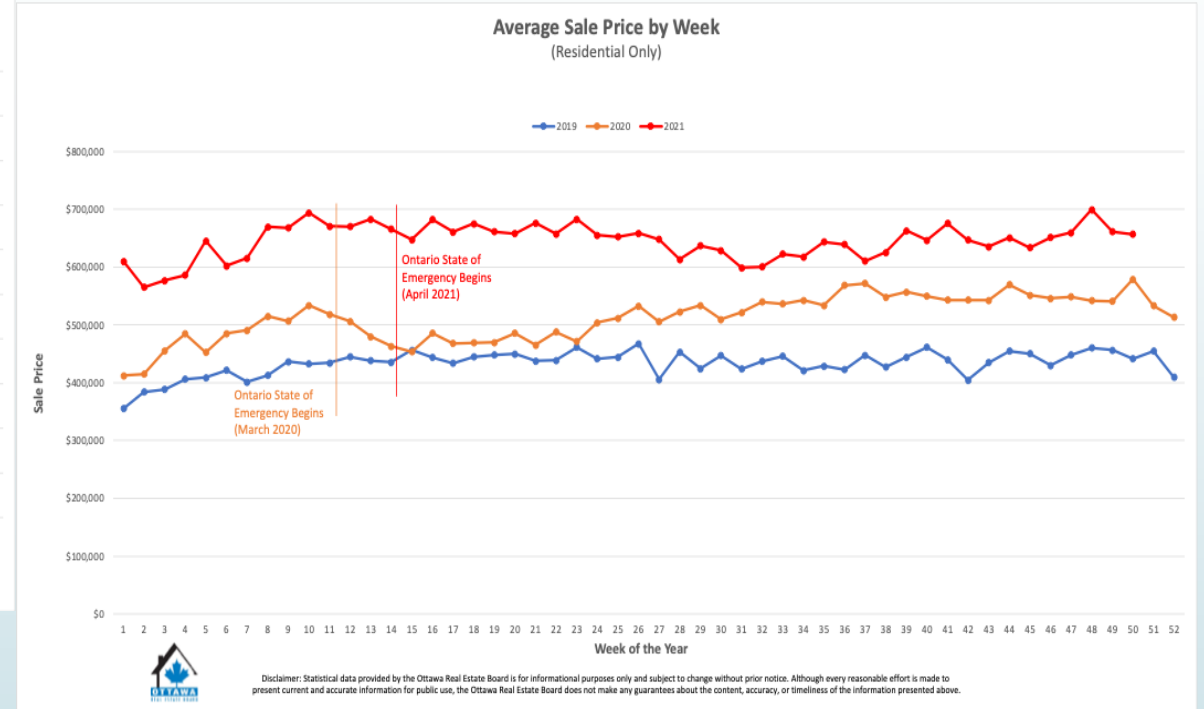
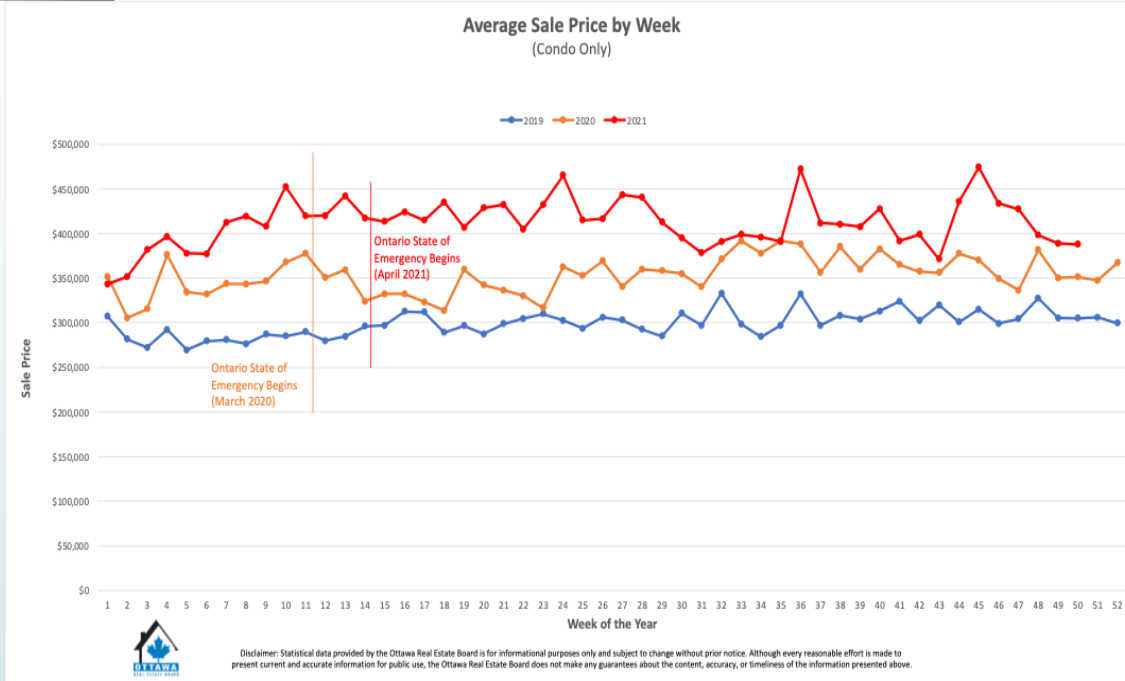
Home Purchase 買屋

- | Locations | 地區 |
|------------------------------|----------|
| ▶ Orleans (East) | 東 |
| ▶ Alta Vista (East, Central) | 東中 |
| ▶ Ottawa Downtown | 市中心 |
| ▶ Ottawa South | 南 |
| ▶ Ottawa SouthWest | 西南 |
| ▶ Nepean West
Barrhaven | 西中
西南 |
| ▶ Kanata (West) | 西 |
| ▶ Stittsville (SouthWest) | 西南 |



Home Purchase

買屋



Questions 問題?

移居渥太華，同您有對話