

LUMINA

AT HARBOURVIEW DISTRICT

FAQs

- WHERE IS LUMINA LOCATED- 41/45 Haliburton Street, Nanaimo, BC.
- WHERE IS THE PRESENTATION CENTRE- #506 119 Haliburton Street. By appointment only.
- HOW MANY FLOORS- 5 floors with a rooftop patio
- HOW MANY CONDOS - 38
- WHAT ARE THE VIEWS- Ocean, mountain and city views.
- HOW BIG ARE THE CONDOS- 1-bedroom and 2-bedroom condos. They range in size from 527 sq ft to 1025 sq ft.
- PRICES STARTING AT- \$259,900 + GST WHEN CAN I MOVE IN- Expected Winter 2023
- WHAT AMENITIES ARE THERE- Secure underground parking, private patios and access to the rooftop patio for all to enjoy the spectacular ocean, mountain and city views.
- HOW MANY ELEVATORS- There is one elevator that goes from the parkade up to the fifth floor. The rooftop is accessed by stairs.
- BIKE STORAGE- There is not a bike storage room; however, there is space in front of each parking stall for a bike rack. Please consult strata for approval.
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- ARE PETS ALLOWED- Yes, either 1 cat or 1 dog.
- ARE THERE ANY AGE OR RENTAL RESTRICTIONS- No.
- WHAT IS INCLUDED IN THE CONDO- There are 4 stainless steel appliances, including; a fridge, stove, dishwasher and microwave.
- IS THERE IN-UNIT LAUNDRY- Every unit comes with a stackable front load washer and dryer.
- WHAT TYPE OF HEATING IS IN THE BUILDING- Electric baseboard heating in each unit. HVAC system for all common areas.
- HOT WATER TANK OR CENTRAL BOILER SYSTEM- Hot water is provided by a central boiler system, meaning, units do not have their own hot water tank.
- IS THERE NEW HOME WARRANTY- Yes, there is a 2,5,10 with Travelers Home Warranty.
- WHAT ARE THE STRATA FEES- Strata fees are approximately .38 cents per square foot.
- WHAT IS A DISCLOSURE STATEMENT- This is a statement that discloses material facts about a development property. A "material fact" means,

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concerning a development unit or development property, any of the following:

- a fact, or a proposal to do something, that affects, or could reasonably be expected to affect the value, price, or use of the development unit or development property;
 - the identity of the developer;
 - the appointment, in respect of the developer, of a receiver, liquidator or trustee in bankruptcy, or other similar person acting under the authority of a court;
 - any other prescribed matter.
- CLOSING COSTS- The primary costs to consider before you move include:
 - The balance of the purchase price. This means the purchase price minus your deposit.
 - Legal fees. This amount can vary between lawyers, but the average is between \$1000-\$1500.
 - Insurance. Because you are buying in a strata building, you typically will purchase content and liability insurance as your monthly strata fee will cover the building insurance. Your insurance agent will help you find a policy that works for you.
 - IS THERE GST- Yes, GST is applicable at 5%. Please contact your accountant or tax advisor.
 - ARE THERE ANY OTHER TAXES- Yes, there is property transfer tax. Please consult your lawyer and or accountant for possible exemptions.
 - WHAT IS THE AMOUNT OF PROPERTY TRANSFER TAX- This tax is charged at a rate of 1% on the first \$200,000, 2% on the portion of the fair market value greater than \$200,000.
 - SPECULATION TAX- This tax may be applicable if you own more than one home, it is left "vacant," and it is not your primary residence, or it is not rented out for at least six months of the year in periods of 30 days or longer.