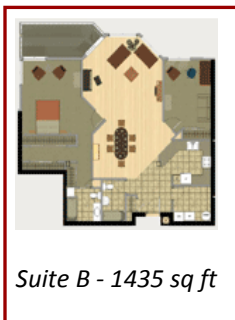


What is a condominium?

A condominium is a form of legal home ownership.

A "condo" consists of two parts: the individual suite and the common elements of the building. The owner owns their suite and is co-owner of the common elements in the building such as lobbies, hallways, elevator, structural elements, common utilities, parking, grounds, etc. The suite owners share the cost of the common elements which also include services such as lawn maintenance, building repairs, snow



Suite B - 1435 sq ft

removal, water and sewage, garbage collection, insurance, etc.

The main benefits to condominium living are: (i) that you have an investment in owning your own home, and (ii) maintenance of common areas is managed by the condominium association and is funded through set condominium fees.

What is a "condo fee"?

Condo fees take the guess work and worry out of budgeting for house and yard maintenance. Just as the owner of a detached or semi-detached house has expenses related to the maintenance and up-keep to the exterior of their home and grounds, condo owners also have similar expenses but that's what monthly condo fees pay for.

A condo fee, sometimes referred to as a "maintenance fee", is the suite owner's monthly share of expenses for costs related to the common elements of the building and services provided at the building.

A real advantage to the suite owner is that the condo fee is a set amount and is paid to the condominium corporation. The fee charged to each owner is based on the square foot of the suite they own.

Compare the cost of your current home maintenance, services and utilities to that of a condo – *the savings will pleasantly surprise you!*

Type of utility, service, or maintenance expense:	Annual costs at Lady Dufferin Landing (based on Suite B-1435 sq ft, 2-bdrm)	Typical annual costs (3-bdrm bungalow)	Your current annual costs:
Heat	Included in Power	\$1896.00 (oil)	\$
Power & A/C	\$1750.00*	\$1380.00 (not incl. A/C)	\$
Insurance	\$205.00 (tenant's policy)	\$650.00 (house policy)	\$
Water & Sewage	\$0.00 <i>incl. in condo fee</i>	\$560.00	\$
Exterior house maintenance (eg, roof, steps, windows, siding, driveway, deck, exterior doors, storage shed....)	\$0.00 <i>incl. in condo fee</i>	\$200.00 (not including major improvement, replacement or repairs)	\$
Grass Cutting, Flowers, Lawn Maintenance & Treatment.....	\$0.00 <i>incl. in condo fee</i>	\$100.00 \$250.00	\$
Snow Removal	\$0.00 <i>incl. in condo fee</i>	\$300.00	\$
Equipment: purchase/ operation/ maintenance (eg, snow blower, lawn mower, trimmer, gas....)	\$0.00 <i>incl. in condo fee</i>	\$200.00 (not including purchase of equipment)	\$
Annual Condo Fee	$\$205_{/mo} \times 12_{mo} =$ \$2460.00/year	\$0.00	\$0.00
TOTAL:	\$4,415.00	\$5,536.00	\$

*Based on actual and estimated costs

- Figures include tax where applicable

- Property tax and telephone, television & internet services extra in all cases

What is a condominium corporation?

The condominium corporation is the body which owns the condominium building. By law, each suite owner is an owner of the condominium corporation and has a 1/17th ownership of that corporation. The corporation members elect 3 directors of the corporation, so not all owners are directors of the corporation. The role of the directors is to oversee the maintenance and finances of the corporation. The role of the members is to attend monthly meetings, bring any concerns to the board, and vote on any business decisions pertaining to the corporation.



Lady Dufferin Landing - Luxury Condominium Adult Living!

For more information or to make an appointment to view the condominium complex, please contact:



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Welcome to Lady Dufferin Landing - Luxury Condominium Adult Living!

*Imagine your life never having to worry
about exterior maintenance and repairs
to the home you own!*



*That's what life at Lady Dufferin Landing
can be for YOU!*

Opened in 2008, *Lady Dufferin Landing* is a 17-suite condominium complex built on the banks of the famous Miramichi River in Miramichi, New Brunswick, Canada.

Every unit in this adult living facility has a magnificent view of the river, the historical facades of the downtown district across the river and spectacular sunsets!

Condominium living is the best of both worlds. You have the advantages of home ownership without the hassles of maintenance, repairs and security concerns. Owning a condominium offers you freedom to enjoy the good things - and time to concentrate on the important things in your life.