

FOR FIRST-TIME BUYERS

WEST SIDE · SOUTH OAK

Buying your first home? Ōku gives you four big breaks.

01 · NO TAX

Save 7%

First-time buyers living in the home pay no GST and no property transfer tax. That is about 7% of the price — tens of thousands — waived.

02 · A LOWER RATE

1.99%

A 3-year fixed mortgage rate, paid for by the developer — far below what banks offer today.

03 · EASIER TO QUALIFY

Borrow 24% more

Payments stretch over 35 years at the 1.99% rate — so the same income carries about 24% more mortgage.

04 · NO WAITING

Move in now

The building is finished. Concrete, inspected, ready — you can be home within weeks, not years.

AND BRING YOUR SAVINGS TAX-FREE

Your **FHSA** savings come out tax-free · Withdraw up to **\$60,000** from your RRSP, tax-free · Claim the first-time buyer tax credit — about **\$1,500** back

This is not an offering for sale. Tax savings apply to eligible first-time buyers of new homes up to \$1M, lived in as a principal residence. See the example and full details on the reverse. E.&O.E.



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Here is what it looks like on a real Ōku home.

K103

One bedroom + flex · 501 sq ft · converts to a two-bedroom + flex · **\$588,800**

TAX YOU DON'T PAY

~~\$39,216~~

GST (\$29,440) and transfer tax (\$9,776), both waived when it's your own home.

TO MOVE IN

\$119,560

The 20% down payment plus legal fees. That's everything.

EACH MONTH

\$1,923

Mortgage, strata and property tax — everything, all in.

AND EVERY MONTH

\$784

COMES BACK TO YOU

Of the \$1,923 payment, \$784 pays down your own mortgage. That isn't spent — it becomes your savings, over **\$9,400 in the first year.**

WHO QUALIFIES?

\$94,000

That household income qualifies for this home — **even after the bank's 5.25% stress test.**

WHAT WE ASSUMED — EVERY NUMBER, PRINTED

1.99% rate · 3-yr fixed

20% down

35 year amortization

Strata **\$0.53/sf/mo**

Property tax **0.30%/yr**

This is not an offering for sale. Any such offering can only be made with a Disclosure Statement. Figures are for discussion purposes only, prepared as of August 2026 per the assumptions shown, and are not a guarantee of price, cost, or eligibility. The 1.99% interest rate is a developer-paid three-year fixed rate available on select homes; at an estimated 3% renewal in year four, this home's monthly cost rises by about \$235. The first-time buyer GST rebate and BC newly-built-home property transfer tax exemption are subject to eligibility, principal-residence requirements, and legislation in force at completion. Income shown is an estimate with no other debts; lender debt-service limits apply in real approvals. Confirm all figures with your mortgage broker and lawyer. This material is not financial, legal, or tax advice. E.&O.E.



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