

Property Buying Guide

Calgary, Alberta



As a Buyer

Legal Fee: CAD 1000 to 2000 + GST

Goods and Service Tax (GST): 5%

General property transfer tax(PPT): N/A

Additional property Transfer Tax for Foreigner : N/A

Although **Alberta government does not require the payment of a Land Transfer Tax** ,it requires **Land Transfer Registration Fees and Mortgage Registration Fees** although the amount is much smaller than other provincial Land Transfer Taxes. The Land Transfer Registration Fee paid to the Land Titles Office costs a base of \$50 and an additional \$2 for every \$5000 of **property value** and the Mortgage Registration Fee also costs a base of \$50 and an additional \$1.5 but for the **mortgage amount** . There are no rebates in Alberta.

Registration of Title: You must register your title with [SPIN 2 Alberta Land Titles](#). This cost varies depending on the home's value. This cost can typically be quoted by a lawyer and billed to you as a disbursement.



Example



Alberta Flag

What is land transfer tax?

When buying a home, many people overlook the significant cost of land transfer tax. When you acquire a property (and the land it rests on), you must pay a tax to the government after the transaction closes. The amount paid depends on the value of your property. Our calculator shows you how much you can expect to pay and why.

Alberta Land Transfer Tax Calculator

Purchase Price

\$ 500,000

Mortgage Down Payment

\$ 100,000

Alberta

Total Tax	\$	420.00
+ Mortgage Registration Fee	\$	170.00
+ Property Registration Fee	\$	250.00



Mortgage

- LTV for foreign buyers: 60% ~ 80%
- Mortgage Term: Max 25-30 years
- Stress Test Rate: 5.25% or Contract Rate +2%
- DSR: 44%



按揭方式 可分為兩種：

封閉式按揭
(Closed Mortgages)

貸款中包含每年可以提前還款的金額限制。如果貸款人在合同結束前還清貸款，或提前還款超過合同規定的金額上限，則需支付額外的提前還款費用。

開放式按揭
(Open Mortgages)

貸款人可以隨時部分或全額付清貸款，並不產生額外費用。由於開放式房屋抵押貸款在提前還款上的靈活性，一般來說，開放式房屋抵押貸款的貸款利率會高於封閉式房屋抵押貸款利率。

按揭期限 (Mortgage Term)

即承諾按揭貸款利率的時間長度。短期貸款的利率通常較高，長期貸款的利率則較低，當然亦取決於貸款機構所提供的利率是甚麼而定。

攤銷期 (Amortization Period)

即全額償還按揭貸款的時間。通常主要貸款人可獲得的最長攤銷期為25年。攤銷期越長，每期所付的款項較低，但亦代表你將支付更多的利息。

按揭利率類型

定息按揭
(Fixed Rate Mortgages)

利率固定，於整個貸款期內保持不變，不受市場利率波動影響，直至貸款期限結束。

浮息按揭
(Variable Rate Mortgages)

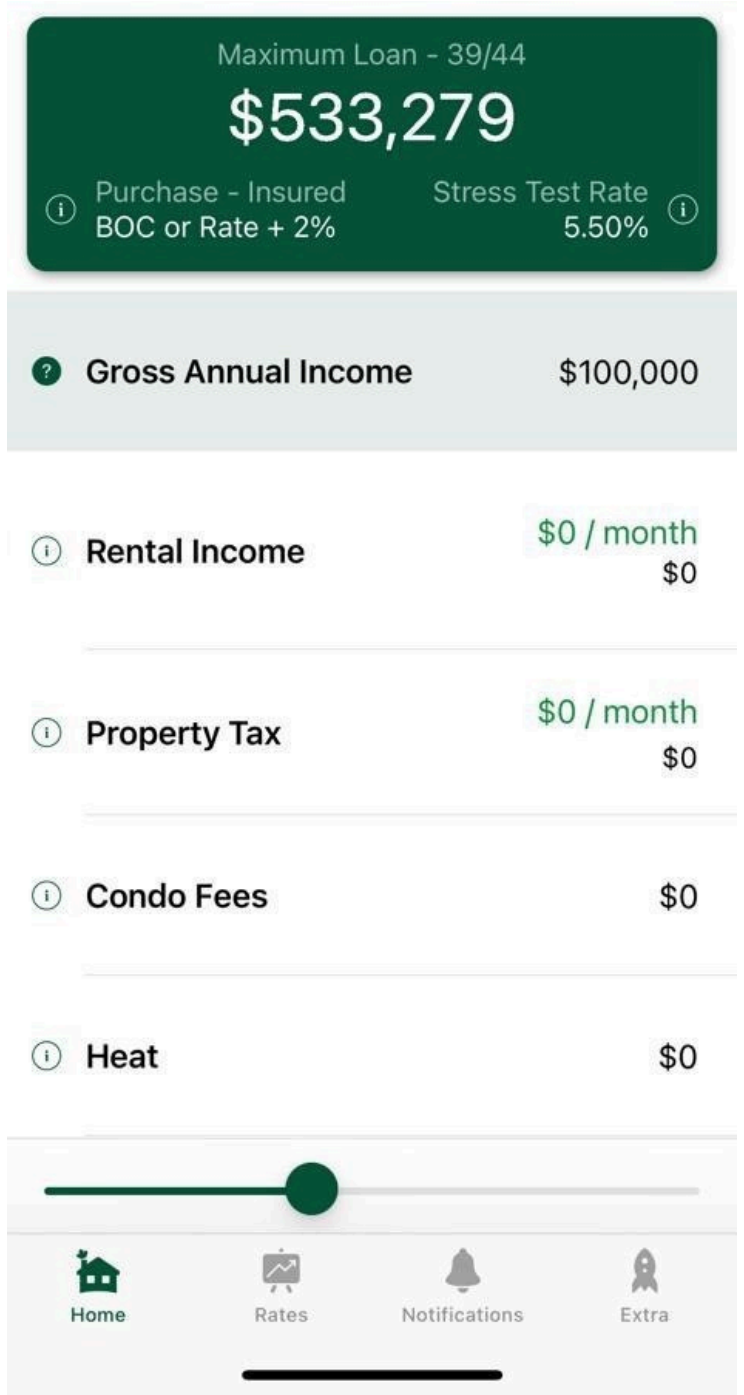
利率非固定，隨市場而變化。



Example 1

- Given Monthly income: HKD \$50,000
- Annual Income: HKD 600,000 → C\$100,000
- Max Loan Size: C \$533,279

- Purchase Price: C \$500,000
- LTV: 60%+



Example 2

- Given Monthly income: HKD \$50,000
- Annual Income: HKD 600,000 → C \$100,000
- Monthly Debt: HKD\$12,000 → C \$2,000
- Max Loan Size: C \$273,476

- Purchase Price: C \$500,000
- LTV: 54%



Maximum Loan - 39/44

\$273,476

i Purchase - Insured BOC or Rate + 2% *i* Stress Test Rate 5.50% *i*

i Condo Fees \$0

i Heat \$0

? Other Monthly Debt \$2,000

i Rate 3.50%
Pick Rate 5-Year Fixed

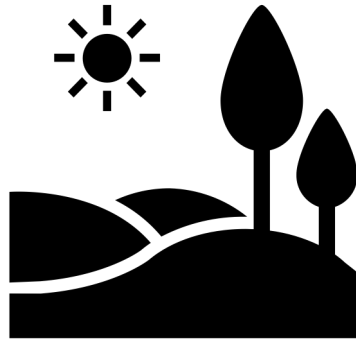
i Amortization 25 years
1 month



As a owner



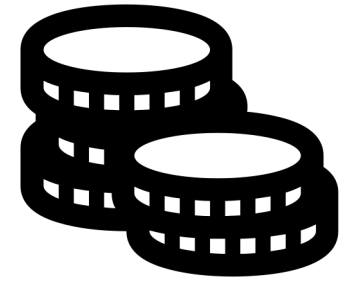
Strata Fee – Condo
Maintenance fee – House



Annual Property Tax



Letting Agency Fee



Income Tax

Tax in different phases

