



## **Most frequently asked questions:**

### **Can I live in my unit full time?**

The City of Parksville Zoning bylaw limits the maximum stay to 180 days per person, concurrent or non-consecutive, within one calendar year. There is no requirement to rent your unit when you are not using it.

### **Can I rent my unit myself?**

You are encouraged to use the Property Management Services, however this is not mandatory. If you should take advantage of the Property Management Services there will be a rental agreement which will contain a minimum standards clause as well as a cancellation clause.

### **What does the Strata fee pay for?**

Your strata fee of \$122.57 is to cover landscaping, common area utility costs (water, electricity, and street lighting) + water & sewer charges for individual cottages, pool maintenance, common property insurance and to develop a contingency fund for future maintenance of common property. A detailed budget for the strata operation, which will be controlled by the Strata Council, is available for your review (see attached Strata Budget).

### **In addition to the strata fee what additional costs do I have as an owner?**

You are also responsible for the property taxes, property insurance, telephone, cable, electricity and natural gas for your own cottage.

### **Who will manage the Oceanside Village Resort?**

Oceanside Village Resort Ltd. owned by the Hill Family with over 30 years experience operating resorts.

### **What is the management fee and what is included?**

Management fee will be 35% of rental plus \$20.00 per hour for required cleaning. This fee will include marketing, advertising, reservation, housekeeping arrangements, supplies, banking, credit card fees, postage, email, web hosting, site office for key pickup and drop off. As owners of the management company Oceanside Village Resort Ltd. will supply direction and advice to the manager regarding marketing and operation of the resort.

### **What is the projected nightly revenue and when will rental income be distributed?**

See attached Rental Projections for revenue potential. Net rental income will be paid monthly.

### **Who is responsible for furniture replacement or damage to the cottage and/or furniture?**

The cottage owner will be responsible for general maintenance involved with their cottages as well as the utilities.

### **Is there Guest parking?**

Yes. There are separate locations designated on the site.

### **How much will my heating costs be?**

Your heating system at Oceanside Village Resort has been designed with comfort and efficiency in mind. However, variables such as thermostat settings and personal preferences will affect the overall costs.



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F.A.Q.'s

### Can I choose different colors and alternate interior design?

You can choose one of two interior design packages, sea breeze or surf side, on a presale unit and stay within the cost parameters to alleviate additional cost. Or you may customize with upgrades of a forced air gas furnace, additional skylights, an additional bathroom in the lofts or granite countertop and pay for any changes you choose.

### Who is the builder?

Triple H. Construction is proud to be building Oceanside Village Resort and has been building quality custom homes and commercial buildings for over 25 years.

### How long before the project is finished?

Given the tremendous interest, we fully anticipate that the 1st phase of construction will finish by the spring of 2006.

### How much will my taxes be?

The assessors have predicted that the taxes will be approximately \$10 per \$1000 of assessed value.

Oceanside Village Resort Rental Projections													
	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
Occupancy	35%	50%	50%	50%	50%	60%	70%	90%	60%	50%	50%	50%	
Average Room Rate	\$95	\$95	\$100	\$120	\$120	\$130	\$175	\$175	\$130	\$100	\$100	\$100	
# of nights in month	31	28	31	30	31	30	31	31	30	31	30	31	
Room Revenue	\$1,031	\$1,330	\$1,550	\$1,800	\$1,860	\$2,340	\$3,798	\$4,883	\$2,340	\$1,550	\$1,500	\$1,550	\$25,531



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**Occupancy** - based on local accommodation statistics  
**Average Room Rate** - projected by the developer  
**Room Revenue** - Revenue generated prior to any expenses

Oceanside Village Resort Strata Budget			
Strata Fees	\$122,078.00	Fees per unit entitlement	
Interest Income			
Expenses		Total Entitlement	83.00
Accounting	\$1,800.00	Cottage Lot	1.00
Bank Charges	\$700.00	Commercial Lot	13.00
BC Hydro	\$2,000.00		
Council Meeting	\$2,000.00		
Garbage Removal	\$16,000.00		
Insurance	\$2,700.00		
Landscaping	\$20,000.00		
Legal	\$1,000.00		
Maintenance	\$2,000.00		
Management Fees	\$12,780.00		
Office	\$2,000.00		
Private Sewer Charge	\$1,000.00		
Recreation Fee	\$30,000.00		
Sewer & Water	\$16,000.00		
Sewer & Water Maint.	\$1,000.00		
Total Expense	\$110,980.00		
Contingency	\$11,098.00		
Total Surplus	\$0.00		