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Published By RHMCA • CBCV • CMBG

ISSUE 27 • Spring 2014

VIVA Bus Rapid Transit Lanes Made for Future VIVA巴士快線放眼長遠發展

By Joanna Qiao 撰文: 喬珊

Making new lanes for public transit or for mixed traffic, when traffic is increasingly congested? Like other transit companies in large metropolises, the York Regional Rapid Transit Corporation, which operates Viva buses, believes in long term benefits coming from expanding lanes for public transit. The pain or gain of the Viva bus' rapid transit lanes is debatable, and has been questioned by many motorists, business owners and residents along Hwy 7.

According to Metrolinx, the Ontario agency which aims to improve transportation in the GTA and Hamilton Area, the dedicated lanes in the centre of the road will allow rapid transit buses to move out of congested traffic, thus enabling people to get around York Region's busiest corridors faster by using transit.

Sophisticated bus stations

Needless to say, the new Viva stations are nothing less than a piece of art, including off-board fare collection, GPS navigation and real-time information. Built with a 9-metre fully enclosed and heated waiting area, the blue-

coloured stations have many features that outshine other bus stations in the GTA.

The two Viva bus reserved lanes began construction in April 2011, on Hwy 7 between Bayview Avenue and Warden Ave./Enterprise Drive in Markham and Richmond Hill. Other projects are Davis Drive in Newmarket, Hwy 7 west in Vaughan, Yonge Street from Richmond Hill to Newmarket, a state-of-the-art transit facility in Richmond Hill and Vaughan Metropolitan Centre Station where the Toronto-York Spadina Subway will end after extending north from Downsview Station. All projects are scheduled to be completed by 2020.

These projects are part of Metrolinx's \$1.4 billion commitment to improving transit in York Region, just one component of a larger \$9.5 billion commitment in the priority projects of its Regional Transportation Plan.

Passengers need to walk more

Christine Park who lives with her parents in Richmond Hill and works at North York Centre has to commute between YRT and Viva buses daily. "Eventually the new station will become modern and efficient. But the problem for me is that I now have to walk further from the regular YRT station on the roadside to the new Viva

▲ Viva bus Valley Mede Station close to Hwy 7 and Leslie St. 新建成的 Viva 巴士 Valley Mede 站。



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station in the middle of the road,” says Christine, indicating that it is challenging during this year’s particularly cold and snowy winter.

Louis Yang, a technician who works at a local radio station at Leslie and Hwy 7 cannot stop shaking his head while thinking about the commute pains before, during and after the construction of the Viva bus lanes. “I don’t feel the

improvements just yet,” says Louis who wonders that by dedicating two lanes for the buses, it is actually reducing the existing car lanes from both directions.

Dale Albers, the Chief Communications Officer of York Region Rapid Transit Corporation, however, looks at the center-located Viva station as long-term benefits.

Travel time down 30%

“Rapid transit is unique (because) it provides faster (and) more frequent service, stations are placed further apart and it runs on its own dedicated lanes. Transferring from a conventional service to these types of rapid transit services are typically in very close proximity to each other,” Albers replies in an email interview, also noting that the study shows that during the morning peak period, travel time is now down over 30 per cent because Viva is out of mixed traffic lanes and using the rapidways.

“And by keeping the same number of lanes for mixed traffic and adding the rapidway lanes for Viva vehicles in the median, drivers benefit from increased traffic flow,” he explains. According to

York Region Rapid Transit Corporation, every full bus takes the equivalent of 70 cars off the road. More people taking rapid transit means less traffic congestion on the roads.

Dedicated left turn signals

Furthermore, York Region Rapid Transit Corporation believes that rapidways will change how motorists will access properties and streets between intersections. Drivers will make safe, easy left turns and u-turns using the dedicated left turn signals at the intersections. With the design, there will still be the same number of lanes for traffic, plus the rapidways will run down the centre of the road for Viva vehicles.

It is true that bus riders will have to walk a bit further to the centre median to board Viva buses. However, well-marked crossings, combined with audible signals will help make it easier and safer for pedestrians to cross at signalized intersections, according to the design of the Viva rapidways.

Simply put, facing substantial growth, York Region’s rapid transit plan is its best bet in face of other alternatives.

快線長遠發展

居住或生活在 Hwy 7 附近的市民這兩年都有目睹從 Bayview 一路到 Warden 路段上修築的 Viva 巴士專用行車線。位於路中心的紅色巴士線佔據了東西向兩條行車線，而與它們比鄰的正常行車線則增加了左轉專線和左轉燈。毫無疑問，這項設計的目的是希望 Hwy 7 上交通擁擠的現象得以緩解。在從修築到投入使用，直至最後體現效果的漫長過程中，公眾的疑慮聲音不斷。俗話說，有“捨”才有“得”，處在修築痛苦期的公眾還需耐心等待至今年夏末，Hwy 7 段的巴士專線工程才能完全完工。

VIVA 巴士專線的建造隸屬於改進大多地區和威美頓地區公共交通的安省機構 Metrolinx 負責。除了 Hwy 7 從 Bayview 到 Warden 段外，還有位於新市的 Davis Drive，位於烈治文山市的央街(Hwy 7 至 19 街)，位於旺市的 Hwy 7 (央街至 Hwy 50 路段)，以及新市的央街 (Mulock Drive 至 Davis Drive 路段)。

所有工程六年內竣工

整個工程改建道路 34.2 公里，只是 Metrolinx 改善約克區交通投入的 14 億元的一部分，甚至是其 95 億元龐大地區交通宏圖的更小一個工程。從 2011 年破土動工，到 Warden 站今夏完工，市民和司機們已經目睹了整整 3 年的工程進展。而所有上述地段工程全部完工要至少到 2019 年。

車站設施現代化

相信目前在使用全新 Viva 車站的乘客都對新概念的設施讚不絕口。九米長車站位於 Hwy 7 路中間，全玻璃半封閉的候車區有暖氣提供。售票機和路線查詢全自動，而且等候乘客可通過巴士上安裝的定位系統了解準確的到站時間。在保安方面也配備閉路電視保安系統和一鍵式按鈕報警裝置。坡度設計確保輪椅人士也可方便上下車。周到現代的車站，可謂在安省獨一無二。

不過並不是每個人都認同設立在路當中的新站。朴惠英目前和父母同住於烈治文山，每日要到央街和 Finch 上班，必須搭乘約克區巴士 YRT，再轉 Viva 巴士。今年冬天出奇的冷又多雪。她在轉乘車時要從路邊的 YRT 巴士站過馬路再走到路當中的 Viva 站，即使只是幾分鐘時間，也讓她覺得苦不堪言。



▲ VIVA construction: Construction workers work on the proposed Viva bus reserved lanes. 正在施工的 Viva 專線。

乘客：堵車情況未改善

而在 Leslie 和 Hwy 7 一家電台做技術人員的楊先生目睹了這些年來的改建工程。他每天朝九晚五開車上班，必定碰上高峰交通塞車點。從前沒有 Viva 專線，高峰期的 Leslie 和 Hwy 7 堵，改建期更堵，去年完工通車後，他依然覺得堵。“從前是這麼多行車線，現在要犧牲兩條給巴士專用，那就等於行車線少了兩條。不明白這樣怎麼會緩解交通堵塞。”他質疑地問。

行車時間縮短三成

約克區公交公司發言人 Dale Albers 表示，建立公交專線是為長遠發展考慮。如今越來越多人湧入約克區，現有道路的交通負荷增大。設立公交專線後，公交車將不再和其他車輛混合使用行車線，不僅確保了其行車效率，也避免了頻繁的上落乘客堵塞交通。研究報告顯示，開通巴士通道後，早晨高峰期的行車時間縮短了三成。

他強調所有的設計都是為了方便乘客轉乘，也為鼓勵公眾使用公共交通。若 Viva 巴士能坐滿乘客，就等於減少了路面 70 輛私車。換句話說，約克區公交公司對長遠發展的考慮是建巴士專線鼓勵公共交通以達到減少路面車輛的目的。這樣或者比再擴充行車線滿足越來越多的車要更具持續性發展。🚗



Message from the President 會長的話

Annie Ho
President, RHMBCBA

何鄧小仙

烈治文山市及
萬錦市華商會會長



Strive to realize our two-year plan

I am extremely happy to start seeing the green grass peep through the mountains of snow we have had after this long and cold winter. Spring is my favourite season. The time for warming of temperatures and growing leaves on the trees. This season signifies renewal, replenishment and significant growth in our environment.

During the last six months as President of the Richmond Hill and Markham Chinese Business Association (RHMBCBA), we have been working hard on a two-year plan. This plan includes a proactive movement within our programs to enhance relationships with external organizations and other associations. Our goal is to promote our membership, work closely with our Youth Chapter, and engage in social responsibilities and activities to strengthen our connections with various government parties.

Participation in municipal elections

With the municipal elections coming fast upon us, the RHMBCBA is proud to be a part of encouraging our Chinese community to become involved with their cities' democratic process on October 27, 2014. This election will be held to elect Town Mayors, Councillors

and School Board Trustees. Within RHMBCBA, we, the directors and members appreciate the greatest present of being a Canadian, freedom.

Polling data has shown us that the participation of our Chinese community in elections has been low in the past. I would love to see more involvement from my fellow Chinese peers. I recall learning from one of my college professors that you need to take into consideration the speeches from candidates and how their goals will affect you. As a proactive voter, I know that acknowledging the stands of each candidate and one's own experiences allows you to pinpoint what issues are important to you.

Our city services and future prosperity requires us, as the Chinese community, to become more involved and continue to make City of Markham and the Town of Richmond Hill the best places to live and work.

Annie Ho
President

全力實現我們的兩年計劃

春到人間草木知！在經歷過這個前所未有的極寒嚴冬後，看到一片白雪茫茫處冒出綠色小草，真讓我倍感高興。春天是我最喜愛的季節，是氣溫回升，鶯啼燕舞的季節。春天代表著更新、補充和萬物復蘇。

在擔任烈治文山市及萬錦市華商會主席的半年間，我們努力設計一個「兩年計劃」，並把它付諸實行。這計劃包括加強和其他機構及組織的聯繫。我們的目標是讓越來越多的人加入，讓我們的青年商會壯大，實踐更多的社會責任，以及通過各類活動加強我們和各政府部門之間的聯繫。

積極參政議政

隨著下半年市選的臨近，烈治文山市及萬錦市華商會作為華人社區一支重要力量，不遺餘力的向我們的社區宣傳參政議政的重

要性。我們將選出市長、市議員和學校局教委。作為尊重及享有民主自由的加拿大人，商會的所有會董及會員將全力參與。

過往記錄顯示，華人社區的投票率和參政議政率一向比較低。我期望能看到我們的同胞有更多的參與。記得讀書時一位教授曾說過，選民們要認真聽取候選人的發言，要知道他們的政綱將怎樣影響我們的生活。作為一個積極的選民，我知道了解各候選人的資歷和政綱，將有助我知道哪些區內問題對我來說是重要的。

華人社區的積極參政，對我們的城市服務和未來興衰息息相關。讓我們繼續為把萬錦市和烈治文山市建設成更好的社區而努力。

會長
何鄧小仙



Published by: **Richmond Hill & Markham Chinese Business Association**
Chinese Business Council of Vaughan
Canadian Municipal Business Gateway

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Designer: Maverick Law - maverick@echomaxx.ca | Editor: Miranda Tsui - mirandatsui@rhmcba.ca | Printing: Janson Printing Ltd.

Whitby, the Centre of Durham Region 惠比市 - 杜咸區的明日之星

By Joanna Qiao 撰文: 喬珊



▲ An aerial shot of Whitby's main corridor including highway 401 and Brock Street which connects the water and the inner land. 空中俯瞰惠比市，401高速公路貫穿東西，主要道路Brock St. 直達湖邊。

Located just 30 minutes east of Toronto, Whitby, the centre of Durham Region's lakefront corridor, has become one of Canada's fastest growing municipalities, poised to be the hometown to Canada's leading industrial products and services sectors.

Just as Blackberry is synonymous with Waterloo, GM assembly plants are with Oshawa, high-tech companies are with Markham, and Magna is with Aurora, Whitby has been successful in attracting and retaining top employers in the advanced manufacturing sector.

Among the long list of Fortune 500/1000 companies that have chosen Whitby, the manufacturing sector is overwhelmingly more present than any other industry, with companies including Sony, BMW, Lear, ASC Signal, Ball Packing, etc.

From its proximity to U.S., to a rapid population growth of 30 per cent in the last ten years, Whitby has the advantages that most investors desire: it costs less and gains more.

Whitby's Growth

Whitby's growth is driving Durham Region. Its construction value of building permits was:

- Over \$260 million in 2012
- Over \$1.2 billion for the years 2008-12
- Almost \$3 billion since 2003

Why it matters: Sheila McGrory, Manager of Economic Development of Whitby, explains that not only does construction influence future investment, it produces infrastructure that add to Whitby's productivity and quality of life while creating jobs, encouraging population growth, and increasing the provision of roads and other infrastructure.

Whitby's diverse economy:

Whitby has a diverse economy with strengths in a number of key sectors. The sectors that Whitby is interested in growing are:

- Advanced Manufacturing
- Clean Technology
- Professional and Technical Services
- Health and Medicine
- Information and Communications Technology
- Logistics and Distribution
- Government Services

Whitby's future development:

Significant development is planned in the future which will attract jobs, investment and increase Whitby's population:

- Opening up of new employment lands in West Whitby and along Hwy 407
- Opening up of the Durham Learning and Business Park to the east of Durham College and near the Owasco site
- Metrolinx is planning to extend GO commuter service and locate a new station close to the Whitby-Oshawa border
- Future recreational, institutional, and residential development at the waterfront. Whitby has 11 km of waterfront – most of the waterfront lands are under public ownership

Prime Location and a Younger Population

Whitby is located in the Greater Toronto Area and offers prime access to Canada's largest market of over 6 million people and 120 million people within a day's drive. It also has access to seven Ontario/U.S. highway border crossings.

More importantly, it is close to the CN and CP mainline freight rail service, as well as three deep-water ports. Whitby is about less than one hour from Toronto's Pearson Airport, and close to Oshawa Municipal Airport and the future Pickering Airport that is designed for corporate air travel, cargo shipments and federal customs services, making the town convenient to reach via all means of transportation.

Over 90 per cent of Whitby residents, aged 25-64 years, have a high school diploma or higher, making the education level higher than the provincial average and almost twice that of the national average.

Advanced Manufacturing

Due to Whitby's location and its resident's education level, manufacturing employers are also attracted to the easy access to graduates from two local world-class higher educational institutions specializing in engineering, applied sciences, and skilled trades.

↪ Cont'd P.13

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Arthur Chan: From Co-op Student to Big 4's Partner

「專業 + 誠信」審計不二法則 陳文灝從容迎挑戰

By Joanna Qiao 撰文：喬珊

Soft smiled **Arthur Chan** is not your typical auditor who has deep set lines running across his face, betraying stiffness. Instead, the sleekly dressed businessman's first impression includes his Colgate white teeth and neighbourly-like smiles. You would think that he spends his time handing out community safety bulletins. The truth however, is that as a partner of the world's largest accounting and professional services firm PricewaterhouseCoopers (PwC), Arthur opines on financial statements and acts as a trusted business advisor to a wide range of industries and clientele, including multi-million dollar private enterprises, high net worth families and public companies.

Born in Hong Kong, Arthur came to Canada with his family when he was ten years old. He graduated from the University of Waterloo after obtaining a Master's degree in Accounting and a Bachelor of Arts.

Worked his way up from the bottom

He started his career as a co-op student at PwC and has stayed with the same company ever since. Two years ago he became a partner, assisting clients and generating business for the global firm.

Specializing in private company services, and audit and assurance practices, Arthur has focused his portfolio on being a trusted business and tax-planning advisor to the owners and management boards of private companies. Working late into the night and on weekends

要從一個大學剛畢業的實習生做到全球最大會計師行的合夥人，需要多少時間？審計師**陳文灝**從羅兵咸(普華)永道會計師事務所(PwC)的入門級，到成為它的合夥人，只用了13年。

香港出生的陳文灝10歲隨家人移民加拿大，畢業於滑鐵盧大學，取得會計碩士學位，並於1999年進入羅兵咸(普華)永道成為實習生，一路獲擢升，至兩年前更成為公司合夥人。

陳文灝擅長管理各領域私人公司的財務和審計工作，常年擔任很多私企的財務顧問，給公司經營者提供稅務規劃，尤其熟悉零售業、製造業和房地產的公司的財會管理。

報稅季節加班頻仍

進入全球四大會計行是會計學生的夢想，然而「金領」的薪水雖羨煞旁人，但要承受的壓力也是相應的。在每年一月到四月的繁忙報稅季節，會計師和審計師加班到深夜和週末是工作常態，而且不會有加班費或補假。

陳文灝有合夥人的地位，依然要承受一樣的工作量。一次他為私人企業上市做財務報表，持續三個月每天都工作到凌晨4點，連遞交給多倫多證券交易所最後的招股說明書都是在上市前凌晨的最後時分完成的。

「第二天早上，看到這家公司成功上市，股價上漲，以及來自各方媒體



▲ Arthur Chan feels that the Chinese community can contribute more to the Canadian economy. 陳文灝相信華人有更大潛力為加拿大經濟發展作出貢獻。

without pay is considered a norm during the busy season of January to April or at anytime when his clients are in need of assistance.

Helping private companies go public

Working late and working hard can also be rewarding. Arthur recalls some moments when he had to work until 4 A.M. to help a private company go public. "We finally finished auditing the financial information that spanned over 3 months, and the final prospectus was filed with the Toronto Stock Exchange in the wee hours of

the night. The next morning, seeing the company trade publicly, its share price increased and all the press coverage was rewarding," says Arthur.

As an auditor, Arthur's work sometimes can also be challenging when the client is not cooperating and providing the correct supporting documentation. "The management team would not provide us with the real information on material balances and kept changing their explanations. We had to withdraw from being their auditors and declined to release an audit opinion on their financial statements," he stresses, demonstrating his commitment to professionalism and a strong work ethic.

As happily married man for years, Arthur has two adorable children aged seven and ten. The overwhelming workload at one of the Big Four (accounting firms) does not affect his family's schedule thanks in part to his supportive wife who is a fulltime stay-at-home mom, which ensures that Arthur fulfills his duty out in the market.

Contribute to the community

Besides being the treasurer of the Richmond Hill and Markham Chinese Business Association, Arthur is also the First Vice President of the Hong Kong Canada Business Association - Toronto Section, and one of the judges of the Chinese Canadian Entrepreneur Award. Coming from the community and now giving back to it, Arthur feels it is very important for the Chinese community to contribute and add value to the Canadian economy.

的報道，那一刻覺得做這一行工作是很有成就感的。」他說道。

堅守專業精神

有榮耀的時刻，當然也有富挑戰性的時刻。曾經有客戶不合作，也未能提供相應的文件輔助審計工作。「如果公司管理層不能提供給我們正確的材料和信息，也給出很多不合理的解釋，我們就無法進行審計工作。我們不會服務這樣的客戶，也不能在這樣的情況下給他們發佈任何財務報表。」對陳文灝來說，專業精神和誠信是審計工作的不二法則。

要處理百萬資產的審計師未必就是一臉古板的嚴肅樣子。陳文灝笑容謙遜，西裝筆挺，親民形象更似發放社區安全手冊的義工。事業有成的他家庭生活也頗美滿，家中有一個全職太太主內，照顧一雙已經上小學的兒女。閒暇時間，他是二十四孝老爸，喜歡帶家人四處遊玩。

回饋社區

能說一口流利英文和廣東話的陳文灝除了擔任烈治文山及萬錦市華商會的司庫外，還是香港加拿大商會多倫多分部的副會長，也是加拿大華人企業家協會每年舉行的華裔企業家獎的評委之一。

來自華人社區，現在回歸華人社區，陳文灝相信華人有更大的潛力給加拿大經濟發展作出貢獻。📍



GROWTH RATES TO TURN UPWARD IN SIX PROVINCES IN 2014-15

加拿大逾半數省份經濟增長料將加快

By Alfred Chung, Director, Asian Services, TD Direct Investing 撰文：鍾穎輝 道明自管投資亞洲業務總監

The regional economic growth disparity has widened in 2013, as the faster growing resource-based Prairie provinces have seen their economies lifted by bumper crop readings and continued reconstruction efforts from the June flooding in Alberta. Looking ahead, we remain of the view that the provinces at the rear end of the growth charts will bite into the growth advantage of the leading provinces in 2014-15. Both improving U.S. demand and the benefits to Canadian producers of a depreciating loonie will likely stimulate export activity in regions such as B.C., Ontario, Québec and the Atlantic provinces. Despite this brighter picture, capacity constraints and ongoing competitiveness challenges are expected to limit the extent of the export rebound in these regions. Economic growth in the Prairie provinces is expected to simmer down over the next few years reflecting muted commodity price gains and modest production increases.

ONTARIO

- An accelerated growth profile is in the cards for Ontario. Indeed, we expect real GDP to come in at 1.3% in 2013 before clocking in at the mid-2% range over 2014 and 2015. Annual employment growth is expected to hover around 1.5% in both years and the unemployment rate is forecast to decrease from its current level of 7.5% to 6.8% by 2015.
- On a year-to-date basis, nominal export sales are essentially flat as of November. Gains in jewellery and silverware manufacturing, gold and silver mining, chemical and machinery have been offset by declines in the auto industry. Improving economic momentum in the U.S. as well as a weaker loonie are expected to lead to better fortunes for Ontario's

資源豐富、增長較快的草原省份，與加拿大其他地區之間的經濟增長差距於2013年擴大，但我們仍然相信那些落後的省份可在2014年至2015年借力於領先省份的增長優勢而趕上。事實上，逾半數省份料將於我們的預測期內有更快的增長，包括愛德華王子島、斯高沙省、紐賓士域省、魁省、安省及卑詩省，部分原因是輸往美國的出口需求有所改善，以及加元匯率轉弱對競爭力有利。以資源為本的省份將出現增長優勢下降，這是由於商品價格升幅已緩和，而產量增幅不大。

安省增長加速

1. 安省十拿九穩地將有一個增長加速的局面。我們預計2013年有1.3%的實質本地生產總值增長，2014年和2015年將分別有2.2%和2.6%。這兩年都會有大約1.5%的就業增長，而失業率預計將從目前的7.5%下降至2015年的6.8%。
2. 去年截至11月時，名義出口銷售額大致持平。珠寶首飾和銀器的製造、金銀的開採、化工和機械等的增長，都給汽車業的跌幅所抵銷。美國經濟勢頭增強，以及加元轉弱，預期將於2014至2015年促進安省的出口業。

export sector in 2014-15.

- That said, competitiveness challenges as well as capacity constraints will limit export prospects in industries such as autos and electrical equipment and appliance manufacturing. Yet, as firms bump up against capacity constraints, this should prompt an increase in capital spending which will bolster investment in machinery and equipment.
- Home sales are expected to remain relatively stable in 2014 and 2015. New housing construction looks set to ratchet down over the next few years as rising completions in Toronto's condo market will lead to a growing excess supply of inventory – prompting new homebuilders to hold off future construction plans. The additional supply is also expected to dampen growth, which has accelerated in recent months.
- In its November Economic Outlook and Fiscal Review, the Ontario government highlighted that: (1) the \$11.7 billion deficit estimate for fiscal 2013-14 remains in check; and (2) the government is still committed to balancing the books by fiscal 2017-18. The fall update stated that the government will consider new options – including revenue-enhancing measures – to help restore fiscal order. No further information was given, but the 2014 budget will likely provide details. The document might also trigger a spring 2014 election, as the budget bill will represent a confidence motion.

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3. 競爭力挑戰及產能限制，將限制例如汽車、電力設備和電器製造等行業的出口前景。可是，由於企業面對產能限制，這應促使它們增加資本支出，對機械和設備的投資將因而增加。
4. 房屋銷售預期會於2014年和2015年保持相對穩定。新屋的興建看來會於未來數年逐漸減少，因為多倫多的共管柏文市場上的單位落成量上升，將導致供應過剩的程度愈來愈大，促使建築商暫緩未來的建築計劃。過多的供應亦可抑制於近來數月加快的增長。
5. 安省政府在去年11月的經濟前景和財政回顧中指出，2013至2014財政年度的估計赤字117億元仍然受控，而省府仍致力實現於2017至2018財政年度達致收支平衡的目標。這次秋季報告表示，政府將考慮新的方法來幫助恢復財政秩序，包括增加收入的措施。2014年的財政預算可望有詳細資料提供，這份文件還可能會觸發2014年春季大選，因為預算案將代表一個信任動議。

鍾穎輝(MBA, CFA, FRM)是道明自管投資亞洲業務總監。道明自管投資致力為投資者提供一系列服務以達至其財務目標，詳情可上網 www.tddirectinvesting.ca/chinese 瀏覽。

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PM celebrates Chinese New Year with CGTCBA

總理出席華商之夜共慶新春



▲ Prime Minister **Stephen Harper** and the presidents of CGTCBA wishing the attendees all the best in the Year of the Horse. From the left: **Annie Ho** (RHMBCA), **Lillian Kwok** (MCBA), **Benny Cheung** (TCBA) and **Johnny So** (SYRCBA). (PMO photo by Jill Thompson)



▲ Mr. **Chris Alexander**, Minister of Citizenship and Immigration, Mr. **Fang Li**, Consul General of the People's Republic of China in Toronto, and Senator **Victor Oh** with directors of RHMBCA.



◀ Mr. **Benson Lau** (left), citizenship judge, with **Alex Yuan** and his wife **Lucy**.



▲ Mr. **Rob Ford**, Mayor of Toronto arrived after 10 o'clock and received warm welcome. Many attendees took photos with him. In the picture are Mrs. **Pamela Ho** (right) and her friends with Mayor Ford.

▶ Immediate Past President **Kenny Wan** (Right) and his wife **Sherry** with former detective of Toronto Police Service, **Raymond Miu** and his wife **Rebecca**.



More than 600 people attended the 17th CGTCBA Annual Gala which was organized by the Confederation of Greater Toronto Chinese Business Association, on February 8, 2014 at the Metro Toronto Convention Centre. Prime Minister Stephen Harper and many politicians and business people attended the gala.

超過600人參加2月8日在多倫多會議中心舉行的第17屆華商之夜，出席者包括總理哈珀及多位部長、國會議員、省議員、多倫多市長福特、市議員及政商界人士。

▼ Prime Minister **Stephen Harper**, Mr. **Chungsen Leung**, Parliamentary Secretary for Multiculturalism and Founding President of RHMBCA, with President and directors of RHMBCA. (PMO photo by Jill Thompson)

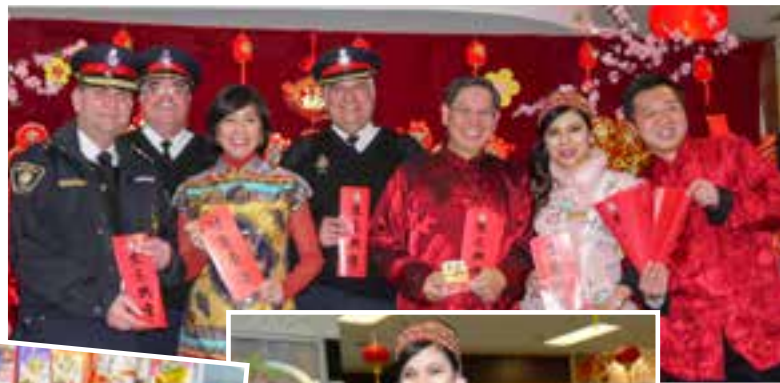


▲ Mr. **Derek Ho**, Assistant Director, Passenger Sales at Japan Airlines, presents the door prize of two round trip tickets to Asia to the winner. The prize was sponsored by Japan Airlines.

商會與警察總長市議員大年初一向商戶拜年



▲ Directors of RHMCA with York Regional Police visit the Pacific Mall. From the left: **Ben Leung**, **Catherine Mao**, **Kenny Wan**, Chief **Jolliffe**, President **Annie Ho**, Supt. **Graeme Turl**, **Daisy Wai**, **Chelsea Jin** and Supt. **Graham Beverly**.



▲ Regional Councillor **Joe Li** (second from the right) and **Alan Ho** (right), Councillor of city of Markham, pose with retailers, Chief **Jolliffe** and directors of RHMCA.

◀ Councillor **Godwin Chan** (third from the right) and Councillor **Castro Liu** (right) join RHMCA and York Regional Police to visit the retailers at the Times Square in Richmond Hill.



Joint NETWORKING DINNER with TESTT

▼ A toast to health and happiness.

與台商會合辦商務網絡夜

RHMCBA collaborated with Taiwan Entrepreneurs Society Taipei / Toronto (TESTT) to hold a networking dinner celebrating Chinese New Year on January 28th. About 160 people attended this event.

Photography by Don Lam

烈治文山市及萬錦市華商會與多倫多台商會合作，於1月28日假百樂門舉辦商務網絡夜，同時慶祝農曆新年，有160人參加。華商會認為合辦這類活動對雙方都有利，以後會加強與其他商會合作舉辦活動。

▼ RHMCBA directors



▼ TESTT directors. **Allan Sum** (fifth from the left), director of RHMCBA, is also the president of TESTT.



▼ Attendees exchange business cards.



▼ **Philip Cheung**, MC of the night, won a prize from **Steve Bald** of BDC.



▼ **Vito Spatafora**, Deputy Mayor of Richmond Hill and **Marj Andre**, Past Chair of RHCOC.



▲ **Michael Cleverdon**, director of Richmond Hill Chamber of Commerce (RHCOC), with **Peter Lau** and **June Ko**.

▼ **Tony Lee** made a presentation on The Canadian Cancer Society supporting the Chinese community.



▲ Attendees with RHMCBA directors..

Strengthening

Canadian Citizenship Act

改善加拿大公民法



Canada's Citizenship and Immigration Minister Chris Alexander has unveiled the first comprehensive reform to the Citizenship Act since 1977. This legislation takes important steps to strengthen the requirements for citizenship, while creating a faster and more efficient process for those applying to get it.

We are cracking down on fraud and taking real action against dual-citizens who pose a threat to Canada's national security. By 2015-2016, processing times will be shortened to less than one year and Canada's citizenship backlog eliminated to allow for just-in-time processing of applications.

New decision-making model for citizenship applications

This new model will make the citizenship program more efficient and help reduce processing times. Obtaining citizenship is currently a three-step process that involves duplication of work: citizenship officers review the files and prepare them for a citizenship judge, who approves or rejects the application, returns it to the officer, who then grants citizenship on behalf of the Minister or recommends an appeal of the judge's decision. The proposed

加拿大公民暨移民部長亞歷山大早前宣布，將對加拿大公民法作出全面改革，這是自1977年以來公民法的首次重大改革。新法案將對公民入籍申請要求更嚴，同時更快更有效處理入籍申請。該法案致力打擊公民入籍欺詐，並對那些威脅加拿大國家安全的雙重國籍人士嚴懲。預計新法推出之後，在2015和2016年度，入籍申請處理時間將縮短至不到一年，入籍申請積壓也將得到解決，今後的申請將更及時處理。

推出新入籍審批模式

新公民法將推出多種新措施，其中包括採用新的入籍審批模式，新審批模式效率更高，從而有效縮短審批時間。現有的公民入籍申請包括三個步驟，其中有些步驟是重複的：移民部官員審理申請並提交給入籍法官；入籍法官批准或拒絕入籍申請，再將材料轉回給移民部官員；移民部官員最

By Costas Menegakis, Member of Parliament for Richmond Hill
撰文：馬國基 烈治文山國會議員

amendments include a new single-step model to streamline the process, enabling citizenship officers to make decisions on citizenship applications. Citizenship judges would remain responsible for the important role of presiding over citizenship ceremonies and administering the oath of citizenship, which is the final step before citizenship is granted.

Reinforcing the Value of Canadian Citizenship

The Act will also ensure citizenship applicants maintain strong ties to Canada by providing a clearer indication that the "residence" period to qualify for citizenship in fact requires a physical presence in Canada. Applicants will need to be physically present in Canada for 183 days per year for at least four of those six years.

More applicants will now be required to meet language requirements and pass a knowledge test, to ensure that new citizens are better prepared to fully participate in Canadian society. New provisions will also help individuals with strong ties to Canada, such as by automatically extending citizenship to additional "Lost Canadians" who were born before 1947, as well as to their children born in the first generation outside Canada.

Cracking Down on Citizenship Fraud

This legislation includes stronger penalties for fraud and misrepresentation (a maximum fine of \$100,000 and/or five years in prison), and expands the grounds to bar an application for citizenship to include foreign criminality which



will help improve program integrity.

Protecting and Promoting Canada's Interests and Values

Finally, the legislation brings Canada in line with most of our peer countries, by providing that citizenship can be revoked from dual nationals who are convicted of terrorism, high treason, and spying offences, or who take up arms against Canada. Permanent residents who commit these acts will be barred from applying for citizenship.

Canadian citizenship is more popular than ever. By promoting the full participation of new Canadians in our economy and society, we are ensuring Canada's long-term prosperity as a pluralistic and diverse country - the greatest country on earth, and the envy of the world.

Costas Menegakis is the Member of Parliament for Richmond Hill and Parliamentary Secretary to the Minister of Citizenship and Immigration. He can be contacted at 905.918.1880 or through his website at www.costasmenegakis.ca.

後代表移民部長批准入籍申請或建議申請人對法官的決定提出上訴。

新公民法則提出新的一步到位處理模式，讓移民部官員有權對入籍申請作出決定。而入籍法官則在公民入籍的最後一關，繼續擔任公民入籍和宣誓儀式主持人的角色。

增強加拿大公民身分的價值

新公民法將確保入籍申請人在加拿大的“居住”必須是真正親身居住，確保申請人保持與加拿大更緊密聯繫。新法要求入籍申請人每六年必須住滿四年，每年必須住滿183天。

新法對入籍申請人語言要求更高，並需通過入籍考試，確保新公民能夠更全面融入加拿大社會。新法將幫助那些1947年之前出生的“被遺忘加拿



大人”與其在海外出生的第一代子女自動恢復國籍。

打擊公民入籍欺詐

新法將嚴懲欺詐和不誠實的申請人，違者將面臨最高十萬元罰款和/或監禁五年處罰。還將申請人在外國所犯罪行也將納入拒絕入籍申請理由之一，從而保護公民入籍申請的完整性。

保護並推廣加拿大國家利益和價值觀

新法還規定，犯下恐怖主義罪名、叛國罪、間諜罪或具反加拿大行為並具有雙重國籍的人士，可以將其加拿大國籍取消。犯下這些罪名的加拿大永久居民將被禁止申請入籍。

加拿大公民身份當今備受尊崇，通過一系列措施鼓勵新移民完全融入社會並為加拿大經濟發展做出貢獻，可以確保加拿大的長期繁榮發展，我們這個真正多元化的偉大國家也將成為全球仰慕對象。

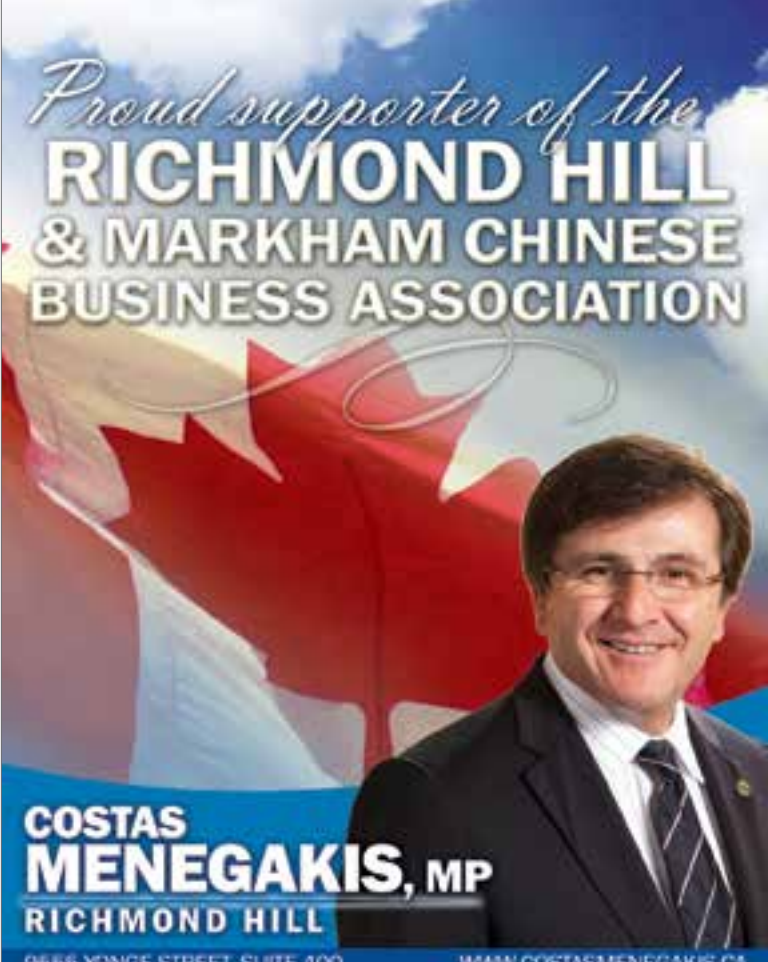
(馬國基是烈治文山國會議員，聯邦公民暨移民部長國務秘書，聯絡電話：905-918-1880，網站：www.costasmenegakis.ca)

惠刊廣告

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Both the University of Ontario Institute of Technology (UOIT) and Durham College have market-oriented mandates and offer a number of unique programs utilizing advanced facilities.

For example, UOIT offers some exclusive graduate and undergraduate programs in Canada such as Automotive Engineering, Nuclear Engineering, and Information and Communications. Durham College's Corporate Training Services provide customized training to individuals and businesses, designed to meet industry needs.

Two educational institutions equipped with advanced facilities such as the Integrated Manufacturing Centre, and Mechanical, Automotive and Manufacturing Teaching Laboratories supply graduates who are ready to be hired by local companies.

Success Stories:

• Real Tech Inc.

What: A leading water quality analyzer manufacturer.

Who: Jodi Glover, CEO

Why Whitby: Quick access to Hwy 401 and GO train, close to Pearson Airport makes it easy for the company to meet international clients; easy to find talents from Durham College and UOIT; and the cost of an industrial facility can be 10 times less expensive than other cities.

• Keyscan Access Control Systems

What: A company that provides integrated access control systems that regulate and monitor building access.

Who: John F. Dyal, President

Why Whitby: Hospitality, great parking and green spaces, quality of life.

• Toreion

What: The company designs online tools that help hundreds of clients complete thousands of e-commerce transactions every day.

Who: Marlin Doner, VP for Corporate Development

Why Whitby: Affordability of real estate allows employees to live in the community, great facilities for kids, the quality of education.

• AECOM

What: A global provider of architecture, design, engineering, and construction services.

Who: Doug Allingham, Executive VP

Why Whitby: Great school system, significant population growth in the eastern GTA and Durham region in particular. We have 60-70% of employees who are locals and the quality of life in Whitby attracts our employees the most.

Competitive Business Costs

One of the advantages of investing in Whitby is its competitive business costs which include land prices and lease rates, tax rates and skilled labour costs.

Whitby's industrial land prices and lease rates are lower than the western and northern part of the Greater Toronto Area, according to

its Economic Development office.

For example, one acre of industrial land is approximately \$300,000, 65 per cent lower than the western and northern GTA, according to Commercial Real Estate Services' Q1 report in 2013. Office lease rates are approximately 20 per cent lower, while detached house prices are about 35 to 45 per cent lower.



杜咸區的明日之星

▲ Whitby Archives and Central Library is one of the most modern designed intellectual institutes when it opened in May 2005. 惠比市中央圖書館自2005年5月開放以來，是安省最現代的科技設施之一。

杜咸區的中心地帶惠比市近年在顯著的經濟增長、優質社區生活和較低廉的住房成本等多方面良性因素帶動下，已日漸成為愈來愈多投資者和個人選擇的多倫多東面的熱門城鎮。

如滑鐵盧的代表商業是黑莓手機，奧沙華的經濟支柱是通用汽車組裝工廠，萬錦市以眾多

高科技公司著名，奧羅拉是加拿大汽车配件巨頭Magna的總部所在地，惠比市的高科技製造業已經成為其支柱產業，所駐紮的世界財富500/1000強的製造業公司數量上大大超越了其他企業。大公司包括寶馬汽車、索尼公司、Lear汽车配件、Ball飲料包裝公司等。

惠比市的城市增長

惠比市是杜咸區發展的領頭羊。其建築許可證申請所帶來的商業價值近年穩步增長

- 2012年超過2.6億元
- 2008至2012年超過120億元
- 自2003年至今幾乎達到30億元

惠比市經濟發展辦公室經理Sheila McGrory表示，有新工程開展就會推動未來的投資。帶來的效益將提高惠比市的生產力和生活質量，促進就業和人口增長。同時越多工程啟動也能帶動區內道路和基建配套的建設。

惠比市的多元經濟領域

惠比市是加拿大最多元化也是最穩定的經濟體之一，區內幾個主要的支柱產業包括：

- 先進製造業
- 潔淨能源科技業
- 專業和技術服務業
- 保健和醫藥業
- 信息和通訊技術
- 物流及配送
- 政府服務

惠比市未來的發展

計劃實施中的重大工程將創造更多工作，吸引投資，促進人口增長：

- 在西惠比市的407公路沿線建造更多廠房區
- 在杜咸學院和Owasc區開設杜咸教學和商務園區
- Metrolinx將在惠比市和奧沙華交界處延伸GO火車服務並建新站
- 區內長達11公里的湖濱將建造休閒娛樂設施及房地產

地理位置優越

惠比市交通方便，401高速公路貫穿，由此至安省各地或美國均很便捷。此外407延伸線也將延伸至此。加拿大國家鐵路和太平洋鐵路公司的貨運鐵路線和三個主要的深水港口都在區內。皮爾遜國際機場車程一小時內可達，離主要提供商務和貨運服務的奧沙華城市機場和將投入使用的皮克林機場很近。海陸空的立體交通讓惠比市地理優勢展露無遺。

惠比市目前人口約13萬，預計2031年增長至20萬。從2002至2012這十年間，人口增幅30%，超過杜咸區同期17%的增幅。同時，超過九成居民擁有高中或以上教育，比安省平均水平高，是全國水平的兩倍。據2011年Manifold Data統計，平均家庭收入超過11萬元，是全國的1.48倍，安省的1.26倍。



▲ Metrolinx is planning to extend GO commuter services and locate a new station close to the Whitby-Oshawa border. Metrolinx計劃在惠比市和奧沙華交界處建立一個新的車站，擴大區內服務。

住在惠比市要比多倫多和其他大多地區相同城鎮便宜很多。據商業房地產2013年第一季度的報告，同樣一間獨立屋，惠比市要比大多地區西面和北面便宜35%至40%。

高校教育配合

除了地理優勢和勞動力的教育程度外，投資惠比市的僱主也被當地高校所提供的專上教育、實習培訓及人才輸送的便利渠道所吸引，尤其是高校的工程、應用科學和貿易專業。

坐落在惠比市的高校分別是安省理工大學(UOIT)及杜咸區學院，它們都針對市場需求，設計了滿足當地就業需求的學科，並配有先進的教學設施，包括實驗室和實習工廠。

例如，UOIT提供獨有的本科和研究生專業，包括汽車工程、核工程以及信息和通訊。校內設有整體製造中心和汽車及製造專業教學實驗室。杜咸學院的企業培訓服務為個人和商業提供專門的培訓，滿足業內需求。

投資成本低廉

惠比市的投資成本低，據商業房地產服務去年第一季度的報告，其工業用地的購買價和租金低廉。以一英畝工業用地為例，其賣價約30萬元，比大多西面和北面地區便宜65%，而辦公室租金便宜20%。

惠比市也享有來自安省和聯邦的各種稅務優惠。受惠項目從普通商務公司到能源公司，從數碼媒體公司到貿易公司、人力資源和培訓，以及研發等。受惠稅務超過40多種，僅人力資源和培訓就有12種，研發有13種。即使是小商業投資者，也享有多至50萬元的加拿大小商業貸款項目，以及發展國際化可申請多達75,000元的耗材報銷。B

成功故事

• Real Tech Inc.

國際公司，製造精良的水質測試儀器

總裁Judi Glover：選擇惠比市因為其臨近401和GO火車；離皮爾遜國際機場不遠，方便接待國際客戶；容易從安省理工大學和杜咸學院吸納人才；建廠成本只有世界其他地方的十分之一。

• Keyscan Access Control System

本國大樓出入保安系統設計安裝公司

公司主席John F. Dyal：選擇惠比市因為接待人員優良的客戶服務，廠區停車方便，區內的綠地及優質生活。

• Toreion

為企業設計e商務的公司

副總裁Marlin Doner：選擇惠比市因為區內房屋價格合理，令很多公司職員在本地置業，省去上下班塞車的煩惱。區內兒童設施健全，教育水平高。

• AECOM

國際建築、設計、工程和建造服務公司

副總裁Doug Allingham：選擇惠比市因為這裡學校教育系統好，人口增長在大多地區東邊和杜咸區處領先位置。公司內六、七成員來自本地，區內生活質量好。



Reza Moridi, MPP
Richmond Hill

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WELCOMING NEW MEMBERS 歡迎新會員

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Neil Thomas and Grace Qin



Brian Chamberlain



Becky Comer



Peter He



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Zhang Long

Mary Lor

Jennifer Pocock

Ze Ling Yue

Jessica Zhang

Jack Zhao

YOUTH MEMBERS

Elena Bai

Kerry Tsang

Peter Hsu



Peter Lee



Eric Wu



本會活動 RHCOCBA event

Speed Networking

Richmond Hill Chamber of Commerce partners this event with RHCOCBA and Confucius Institute of Seneca College

Date: Tuesday, April 29, 2014

Time: 5:00 pm - 7:00 pm

Venue: Rm. 612, Seneca College - 8 The Seneca Way, Markham

Cost: (Early bird - if registered by Apr 17) Members: \$10+HST, Non-members: \$15+HST
(After Apr 17) Members: \$15+HST, Non-members: \$20+HST
Light refreshments will be provided.
Registration is required, no walk in.

To register:

www.RHCOC.com / Tel: 905 884 1961 / info@rhcoc.com

RHCOCBA's May Networking Event

Date: Tuesday, May 27, 2014

Time: 6:00 pm - 9:30 pm

Venue: To be confirmed

Cost: Members: \$35; Non-members: \$45

Enquiry: mirandatsui@rhmcba.ca ; 905-731 8806

Fine Wine Tasting Event

Date: Tuesday, July 29, 2014

Time: 6:00 pm - 9:30 pm

Venue: Willow Springs Winery - 5572 Bethesda Rd, Stouffville

Cost: Members: \$100; Non-members: \$120
(Dinner will be provided)

Enquiry: mirandatsui@rhmcba.ca ; 905-731 8806

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BAYVIEW / 16 街北 特大地段



100呎闊大地段四睡房四套浴室，雙層高寬大堂，高樓花園石廚房，全屋木地板，亮麗水晶燈，完成地庫附設書房、睡房及浴室。步至名校、商場、巴士。 **148萬**

BAYVIEW / 16 街北 88 門牌



雙層巧匠神工，杜絕外牆三車房五套浴室，全屋內外全新豪華裝修，實心地庫附設書房、酒吧、廚房、酒窖、桑拿、睡房及浴室。快者得！ **205萬**

YONGE ST / SHEPPARD E 全新豪宅



全新五睡房四套浴室，雙層高寬大堂，高樓花園石廚房，全屋木地板，亮麗水晶燈，完成地庫附設書房、睡房及浴室。步至名校、商場、巴士。 **200萬**

BAYVIEW / 16 街北 18 號門牌



靚屋 3900 呎三車房四睡房三套浴室，主層九呎高，特大主人套房，優雅透視玻璃磚牆，家庭廳附設石壁爐及酒吧。 **135萬**

WOODBINE / ELGIN MILLS 新盤精選



三年新尚閣 MCINARCH 建 3,472 呎五套浴室，宏偉九呎高主層，寬敞花園石廚房附設不銹鋼電器，多窗射燈，高級地毯樓梯，鄰近商場、商場、步至公園及學校。 **129萬**

BAYVIEW / 16 街北 位於恬靜內街



豪華石面+歐式挑高外牆三車房四套浴室，11 呎高豪華花園石廚房及家庭廳，鑲花樓梯，三大天窗，精美地庫附設大睡房、酒吧、三睡房及浴室，夢幻園藝附設噴泉。 **228萬**

BAYVIEW / 16 街 青谷綠園



7,816 呎“五”車房五套浴室四套浴室，巧奪天工園藝設計，多窗花園石廚房，寬敞大睡房，六呎高主層，六天窗，雙車房連地庫，三睡房連地庫，步出青谷綠園地庫有書房，實心磚牆。 **395萬**

BAYVIEW / 16 街北 典雅豪宅



精美三車房五睡房三套浴室，雙層高寬大堂，高樓花園石廚房，全屋木地板，亮麗水晶燈，完成地庫附設書房、睡房及浴室。步至商場、公園、名校。 **148萬**

LESLIE / 16 街北 石面三車房



豪華 5,600 呎五套浴室，宏偉十呎高主層，九呎高二樓及地庫，豪華石大堂附設天窗、射燈，豪華花園石廚房，主人套房附設壁爐及大衣帽間，九呎高地庫附設大睡房、酒吧、睡房、浴室及桑拿。 **243萬**

BAYVIEW / 16 街北 石面三車房



70 地段豪華三車房五套浴室，宏偉九呎高主層及地庫，專業室內設計，華麗廚房，摩登浴室，全新分門地庫附設書房、酒吧、遊戲室、兩睡房及浴室，位於恬靜內街。 **188萬**

BAYVIEW / 16 街北 全新裝潢



透過華美雙車房四套浴室豪宅，歐式挑高外牆，雙層高寬大堂，花園石廚房，客廳附設地庫附設天窗，全屋木地板，即地盤，主層附設壁爐，地庫附設書房、兩睡房、大型衣櫃間、家庭廳、兩睡房及浴室，步至公園、名校。 **299萬**

ELGIN MILLS / WOODBINE 名建築師全盤



全新兩車房美輪美奐 3,240 呎五套浴室，名建築師全盤“LE VANTI”精心建造，石面挑高外牆，花園石廚房，全屋木地板設計，近商場、名校。 **108萬**

BAYVIEW / 16 街北 70 呎大地段



寬闊五睡房四套浴室豪宅，亮麗雙層高寬大堂，花園石廚房，新穎花園石浴室，地庫附設書房、遊戲室、浴室及分門獨立文書房，一應一及浴室，步至商場、巴士、名校。 **145萬**

LESLIE / MAJOR MAC 單邊管理屋



單邊三睡房管理費編屋，全屋木地板，可受水晶燈，亮麗精裝完成地庫附設大書房、浴室及儲物室，車道可泊兩車，步至商場、巴士、學校。 **57萬**

WOODBINE / ST JOHN'S 雙車房地段



六車房兩睡房地段 3300 呎三套浴室獨立平房，主層及地庫九呎高，高樓花園石廚房，可步出花園分門地庫附設兩睡房 1000 呎及 1200 呎兩文書房附設浴室、睡房、客廳及洗衣房，美墅園林附設大露台。 **143萬**

YONGE / HWY 7 7 個月新



歐式石面美輪美奐 4,750 呎四套浴室豪宅，宏偉 10 呎高主層，地庫 12 樓 9 呎高，頂級花園石廚房，巧奪天工及天花，步上花園地庫附設大睡房、雙車房、兩房及浴室。 **199萬**

WOODBINE / MAJOR MAC 罕有大地段



“全新”77 呎 198 呎建積五千呎，三車房五套浴室豪宅，宏偉十呎高主層，九呎高二樓，14 呎高客廳/書房，多種豪華設施，摩登花園石廚房，鑲花樓梯，音響園林美景，即住！ **1250萬**

YONGE / KING RD 炙熱搶購



九年新三睡房兩層，九呎高主層，摩登廚房附設不銹鋼電器，一千西人業主悉心保養，步至學校、商場、巴士、圖書館、醫務所。 **49萬**

BAYVIEW / 16 街北 華美豪宅



一手西人業主地庫人傑四睡房名建築師豪宅，摩登花園石廚房，新穎花園石浴室，精美地庫附設大睡房、浴室、書房，實心地庫附設兩睡房，步至名校、巴士、公園。 **159萬**

BAYVIEW / 16 街北 石面五套房



豪華石面 4,080 呎五套浴室，宏偉九呎高主層，絢麗大天窗，摩登花園石廚房，一年新屋頂及不銹鋼電器，分門地庫附設書房、四睡房及浴室，特大花園附設露台、軒架等。 **136萬**

LESLIE / MAJOR MAC 一手業主精心保養



一手業主雙車房四睡房兩套浴室，特設玻璃防風門，九呎高主層，雙層高寬，完成兩睡房地庫附設書房、兩睡房、浴室及洗衣房，步至商場、巴士、第一小學、社區中心。 **79萬**

LESLIE / HWY 7 PENTHOUSE 雙車位



單邊 1,415 呎四睡房兩套浴室頂層柏文，九呎樓高，花園石浴室，雙車位，雙層高寬，低管理費，步至商場、巴士直達門口。 **49萬**