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London
CANADA

Housing Division Notice

Date: October 08, 2002

HDN# 2002 - 30

This applicable legislation/policy is to be implemented by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change is **not applicable** to your project.

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Federal Non-Profit Housing Program

Private Non-Profit Housing Program

Co-operative Non-Profit Housing Program

Municipal Non-Profit Housing Program (Pre-1986)

Local Housing Corporation

Subject: MARKET RENT ANALYSIS FORM

Background:

Attached is the City of London Housing Division Market Rent Analysis Form and instruction on the use of the form. This form is to be used as a tool by the Co-operative Housing Providers when establishing comparables as part of the group's review of the market housing charges. In addition, this analysis will form part of a business case that each Housing Provider will be required to provide to the Housing Division, in order to justify any adjustment of the group's adjusted rental revenue, if it is determined that an adjustment is necessary.

Louise Stevens
Director of Housing

Attachment

**Instructions for the use of the City of London Housing Division
Market Rent Analysis Form**

The Market Rent Analysis form is to be used as a tool by the Co-operative Housing Providers when establishing comparables as part of the group's review of the market housing charges. Private rental only, are to be used. Prepare a separate sheet for each bedroom unit type. It is important to utilize private comparable projects that are similar and located as close to the subject site as possible.

Building Details: At least four comparables (more may be used on an additional sheet) are required. The comparables must be as similar to the subject as possible, taking into account location, type of project, size, age etc. Insert the particulars for each of the comparables in the appropriate box.

Gross Rent: Insert the rent charge and any additional charges for extra services i.e.: parking. Include any rental incentives that are provided.

Monthly Cost Estimates for Services and Amenities: Identify whether the tenant pays for the items or they are included in the rent. If the amenities are extra, insert the amount.



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City of London Housing Division Market Rent Analysis

Project Name: _____

Project Location: _____

Bedroom Unit Type: _____

Private Rental Comparisons

Building Details	Subject	Comparable # 1	Comparable # 2	Comparable # 3	Comparable # 4
Location	As Indicated				
Age					
Condition					
Balcony					
Patio					
Total Floors/Total Units					
Size Sq. Ft./Sq. M.					
Bedroom Count					

Gross Rent Including Services:

Tenant Pays					
2nd Parking Cost					
Sector Fees					
Incentives					

**Monthly Cost Estimates for
Service & Amenities:**

Heat					
Power					
Stove/Fridge/Dishwasher					
Washer/Dryer					
Cable TV					
Broadloom					
Security					
Pool/Sauna					
Tennis/Squash					
Parking					
Fireplaces					
Air conditioning					
Total Value of Services					



Housing Division