

❖ *Garden House Sales* *Representative* *Certification Course* ❖

We are participating in the new movement of backyardification of rental properties



Welcome to join us



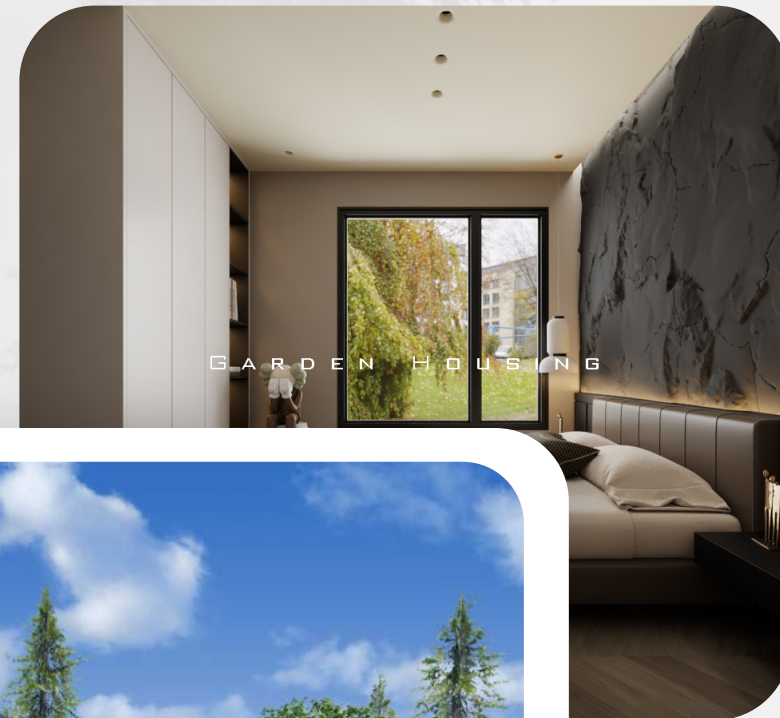
This course will take you on a journey to acquire the knowledge and skills necessary to become a certified Garden House Sales Representative. The entire course only requires a few hours of your time. You will need to demonstrate your knowledge through an online exam, after which you will receive a Garden House Sales Representative certificate issued by Quantum Garden Housing.

Certification

After certification you will receive

Up to 5% commission ❖

If you do not obtain certification, you can also ❖
participate as a referrer. Referrers will also
receive a corresponding referral fee



Garden House Tutorial: The Basics

Q1: what exactly is a garden house?

- ❖ Before we delve into the potential and benefits of garden houses, it's important to understand what they are. So, what exactly is a garden house?

It's actually a small building located in your own backyard, separate from the main residence, equipped with essential living facilities such as a kitchen, bedroom, bathroom, and heating and cooling systems, allowing people to live comfortably inside. In short, a garden house is a cozy little nest in the backyard.

Garden House Tutorial: The Basics

Q2: Is a garden house a legal building?

- ❖ In November 2022, the government of Ontario passed a highly anticipated bill, colloquially known as the "More Homes Built Faster Act." This legislation is part of Ontario's Housing Supply Action Plan, aimed at supporting the province's ambitious goal of adding 1.5 million new homes by 2031.
- ❖ This act introduced a series of amendments to the Planning Act, introducing new provincial thresholds for permitting construction with the aim of strengthening the planning of additional residential units and promoting the achievement of planned minimum density targets. Specifically, the amendment allows owners of detached houses, semi-detached houses, or townhouses to add two additional residential units on their existing property. This could include the addition of laneway houses or garden houses as extra residential units, adding more options to housing.

Garden House Tutorial: The Basics

Q3: Which cities can currently build garden houses?

- ❖ In addition to Toronto, including downtown, Etobicoke, Scarborough, North York, and East York, other cities such as Richmond Hill, Brampton, Hamilton, Guelph, and more have already approved the construction of garden houses.

Furthermore, many city councils are rapidly reviewing resolutions related to Bill 23 with the Ontario government. It is believed that in the near future, many cities in Ontario will vigorously develop garden house construction projects.

Garden House Tutorial: The Basics

Q4:What is the difference between a garden house and a laneway house?

- ❖ Not every residence is suitable for constructing a laneway house, but garden houses are applicable to those homes not located in public alleyway areas. Garden houses are built in the backyard of the main house, allowing more homeowners in cities and communities to benefit from their construction. Meanwhile, constructing laneway houses typically requires a public hearing and may face opposition from neighbors, preventing implementation; however, building garden houses only requires municipal approval and a permit. Thus, garden houses offer homeowners a more convenient option, enabling them to expand their living space more easily.



The advanced course for garden house sales representatives is designed to help sales representatives better understand the relevant knowledge of the project, thereby increasing the feasibility of successful sales.

Advance Course

01 Can a garden house be built in every backyard?

Not every backyard is suitable for building a garden house, whether it's a detached house, semi-detached house, or townhouse. However, as long as your lot width exceeds 25 feet (7.62 meters), and the depth of the backyard (the distance from the rear wall of the main house to the back fence) reaches 40 feet (12.19 meters), then you have the conditions to build a spacious single-story garden house.

Of course, if your backyard does not meet the above standards, don't worry! Our upcoming compact garden house might meet everyone's needs, allowing every backyard to fully utilize its potential.

Regardless of the size of each family's backyard, there's an opportunity to have a beautiful garden house.





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Advance Course

02

Can I build a two-story garden house?

It is possible to build a two-story garden house, but it is essential to ensure that the minimum distance between the garden house and the main house is 7.5 meters. It should be noted that due to the height restriction of 6 meters for two-story garden houses, basement excavation is usually required, which may increase the

03

Are there any requirements for fire escapes?

Residences must ensure there is a pathway that is at least 1 meter wide and 2.1 meters high, leading from the street to the garden house. The maximum length of this pathway cannot exceed 45 meters. Additionally, the distance from the garden house to the nearest fire hydrant on the street cannot exceed 90 meters, to ensure that the fire hydrant can be effectively used in emergencies.



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Advance Course

04 How big can a garden house be?

According to regulations in the City of Toronto, the footprint of a garden house must not exceed 40% of the backyard area, 20% of the entire lot, or 60 square meters (645 square feet), whichever is less.

05 Do you have any backyard space requirements?

According to the City of Toronto's regulations, if building a single-story garden house, it must be ensured that the distance between it and the main house is 5 meters. For a two-story garden house, this distance needs to be increased to 7.5 meters. Additionally, the rear of the garden house must maintain a distance of 1.5 meters from the back fence, and the distance between both sides and the side fences must be 0.6 meters.





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Advance Course

06

Are terraces allowed outside garden houses?

Sure, but the area of the terrace cannot exceed 10% of the garden house's built-up area.

07

If there are trees in the backyard, can I build a garden house?

If the trees in the backyard occupy the building location of the garden house, it does not affect our ability to obtain the topographic map to initiate approval. We will provide the homeowner with relevant recommendations from a tree removal company.



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Advance Course

08 Will the neighbor's big tree affect the construction of the garden house?

If the diameter of a large tree in the neighbor's yard exceeds 30 centimeters, then the garden house must be built at a location more than 2.4 meters away from the large tree.

09 If you already have a garage or shed in your backyard, can you convert it into a garden house?

Certainly, for existing garages or sheds that are legally in place, you can convert them into a garden house.

Garden Housing

FAQ



❖ Is Quantum Garden Housing just a garden house builder?

In fact, Quantum Garden Housing is a service provider offering a complete garden house solution. Our services cover all aspects, including assisting clients in applying for building permits, our acquisition of the largest-scale Canadian local manufacturer to construct modern-style garden houses of various sizes, providing financial support, and offering garden house rental and management services. We are committed to providing our clients with a one-stop service, enabling them to easily enjoy all the benefits of a garden house.

Garden Housing

FAQ

❖ What are the biggest differences between Garden Housing and other construction companies' products?



Firstly, our garden homes are surprisingly affordable, starting at just \$149,900 (excluding HST). More importantly, our prices are fixed, meaning there won't be any mid-construction price increases.

Secondly, we utilize advanced prefabrication methods to construct the garden homes. This means that once clients obtain their building permits, we can significantly shorten the construction period, requiring only a third of the normal construction time to complete.

Lastly, since our garden homes are completed in a factory, we can greatly reduce the time spent on-site during construction. This not only minimizes disruptions to our clients' lives but also helps maintain good relationships with neighbors. Therefore, choosing Garden Housing

constructed, and minimally disruptive

Garden Housing

FAQ



❖ What kind of construction method is used for the foundation of the garden house?

Traditional ground structures typically involve cement pouring, but due to the constraints of the Canadian climate, construction activities can only take place from spring to the onset of winter.

Structures, including piles, are constructed strictly in accordance with Canadian building standards.

This means that whether in the cold winter or the warm summer, we are able to carry out foundation engineering

efficiently, ensuring the stability and durability of garden houses.

Garden Housing

FAQ



❖ Can I design the garden house layout according to my own preferences?

Our garden houses feature floor plans of various sizes, all designed according to the structure of Canadian backyards. Our designers craft these spaces based on the principles of ergonomics to ensure each area is filled with creativity and inspiration. At the same time, using a unified design approach allows us to save costs and time, thereby passing more benefits back to the homeowners. Therefore, you can choose the garden house that best suits your needs from the different floor plans we offer.

Garden Housing

FAQ



❖ Where do the building materials and manufacturing of the garden house come from?

We use all Canadian local materials, and our products are manufactured in Ontario, fully compliant with Canadian housing standards and Ontario's building codes. This ensures that our garden houses are not only of reliable quality but also fully comply with local regulations and standards, providing you with a peaceful living experience.

Garden Housing

FAQ



❖ **What types of units are currently on sale in Garden House? Can it be built with two floors?**

Currently, we offer three different floor plans for you to choose from: one bedroom and one bathroom, with areas ranging from 350 to 450 square feet; two bedrooms and two bathrooms, with an area of 550 square feet, suitable for meeting the construction needs of most backyards. Additionally, we are soon to launch a two-story floor plan. Please stay tuned to our official announcements for the latest information.

Garden Housing

FAQ



❖ What is the heating method for the garden house?

In our new designs, we will use natural gas as the primary heating source. The natural gas pipeline from the main house will be directly extended to the utility pipe room of the garden house, where a small furnace will be pre-installed to ensure a warm living environment even in the coldest winter.

Garden Housing

FAQ

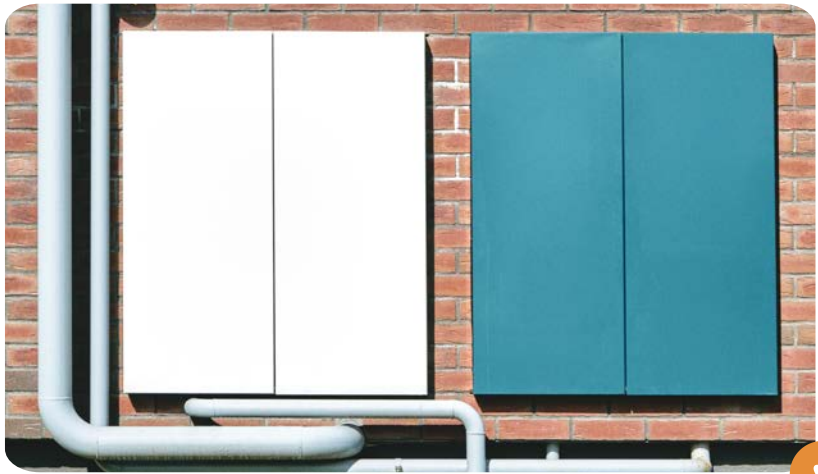


❖ Are the water and electricity in the garden house connected from the main house?

Yes, we will extend electrical wiring and water pipes from the main house, connecting them underground to the utility pipe room of the garden house, and then integrate them with the garden house. It's important to note that since the garden house requires a separate 100-amp capacity, if your main house's electrical panel does not have at least a 200-amp capacity, you may need to hire an electrician to upgrade it to ensure the stable use of electricity in the garden house.

Garden Housing

FAQ



❖ How to deal with the sewerage system of the garden house?

We will connect the garden house's drainage system to the main house's sewage system. This project requires digging into the ground and installing water, electrical, and natural gas pipelines simultaneously. We will ensure all connections are properly made to meet the homeowner's needs.

Garden Housing

FAQ



❖ **How is the hot water supply in the garden house achieved?**

We have pre-installed high-efficiency electric water heaters in our garden houses, meaning you can enjoy hot water immediately by simply turning on the tap. Since we do not use traditional storage water heaters, this allows us to fully utilize 100% of the garden house's interior space.

Garden Housing

FAQ



❖ Does the garden house have an air conditioning system?

Yes, the garden houses are equipped with air conditioning systems. We will pre-install the air conditioning units outdoors to ensure a cool indoor environment during the summer.

Garden Housing

FAQ



❖ **Are air conditioners, heaters, and electric water heaters pre-installed? Is there a monthly rental fee required?**

Indeed, the air conditioning, furnace, and electric water heater will all be pre-installed in the garden house, and they are high-quality, environmentally friendly, and energy-efficient devices, capable of providing you with a comfortable living environment. You only need to pay a certain fee each month to enjoy the cooling, heating, and hot water services these devices

Garden Housing

FAQ



- ❖ **The backyard is sloping, can I build a garden house?**
Certainly, we can make an even exchange, but it would require an additional small fee of \$1000-\$2000.
- ❖ **What is the floor height of the garden house?**
8 feet.
- ❖ **Is there insulation cotton on the interior walls of the garden house?**
Yes, the garden house will utilize spray foam insulation, which covers not only the interior walls but also the floors, to ensure effective thermal insulation. This will make the interior of the garden house even more comfortable.

Garden Housing

FAQ



- ❖ **What materials are used for the roof, doors, windows and exterior walls of the garden house?**

The roof, doors, windows, and exterior walls of the garden house are all made from Canadian local materials that meet CSA (Canadian Standards Association) certification standards.

- ❖ **If there is no basement in the garden house, will the ground be colder?**

We will enhance the insulation beneath the floor with new materials to fortify the foundation against the cold, employing a dual-layer approach to maintain ground temperature, provide insulation, and prevent animal intrusion. Additionally, clients have the option to upgrade to underfloor heating, with the upgrade cost estimated

Garden Housing Selling Points

We warmly welcome you to join the garden house family. To become a qualified garden house sales representative, you simply need to read and understand the content of our certification course and then pass the online exam. We look forward to having you with us!



❖ How many types of units are available for sale in the second phase of the Garden House?

We offer five different types of sales options, including 350 square feet one-bedroom one-bathroom units for Phase One, 450 square feet one-bedroom one-bathroom units, and 552 square feet two-bedroom two-bathroom units. In the latest Phase Two, we have also introduced small units with two levels, comprising 480 square feet one-bedroom one-bathroom, as well as large units with two levels, totaling 1104 square feet, to accommodate various backyard sizes.

❖ What is the biggest difference between the garden houses sold in the second phase and the garden houses in the first phase?

- * The main difference between the second phase of newly released garden houses and the first phase lies in the heating method. The second phase utilizes natural gas heating instead of electric heating, which means homeowners can save more on energy costs.
- * In the first phase, the pre-buried sewage pipeline included only 5 meters, and if an extension was required, guests needed to pay extra. However, in the sales price of the second phase, the connection of the entire sewage pipeline is included.
- * The second phase of sales also offers a free upgrade worth \$2,500, including two floor-to-ceiling glass windows.
- * The entrance of the second phase garden houses is equipped with frameless wooden doors.

Garden Housing Selling Points

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❖ Can guests who have purchased the first phase of the garden house switch to the second phase of natural gas heating?

Certainly, as a gesture of appreciation for the trust and support from our first-phase customers, we will offer a complimentary upgrade of their garden houses to the natural gas heating system of the second phase. However, it's important to note that customers will need to forfeit the integrated heating and cooling unit originally prepared for electric heating.

❖ What improvements have been made in the design and construction of the second phase of the Garden House?

The second phase of garden houses has undergone several improvements in design and construction to meet customer needs and feedback. These enhancements include the addition of equipment pipeline rooms, used for installing natural gas furnaces and pipeline insulation, providing a more efficient heating system. Additionally, we have eliminated the previous requirement for additional payment for buried sewage pipelines beyond 5 meters. The new contract price will include the connection of the entire garden house sewage system and municipal system, helping customers avoid unpredictable expenses. These improvements aim to enhance the comfort and performance of the garden houses while providing more value.

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❖ How many installments will be paid in the second phase of the sale? If I cannot apply for the Permit, can I get a refund?

* At the signing of the letter of intent, the customer is required to pay a \$200 earnest deposit, which is refundable in case the customer decides not to proceed.

* Upon signing the contract, the customer needs to pay \$8,800 as a project initiation fee. This amount is used to complete survey measurements, construction drawing design, structural design, HVAC design, and architectural design. Some houses may require environmental impact assessments and soil testing reports, and the costs incurred will be borne by the customer.

* We will only submit the application for the customer when we are sure there is a 90% chance of approval. If the application is not approved, we will charge \$2,800 to cover the cost of survey measurements and the aforementioned design expenses. The remaining \$6,200 of the project initiation fee will be refunded to the customer. It's important to note that any application fees charged by the municipal government are the responsibility of the customer.

* Upon approval of the building permit, the customer needs to pay 30% of the total contract amount within 7 days.

* Once construction commences and the foundation is completed

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❖ Does the price of the garden house include HST?

The price of the garden house does not include HST (Harmonized Sales Tax). According to Ontario tax regulations, the HST rate is 13%. Customers may consult with an accountant to apply for a tax refund during their annual tax filing.

❖ What is the difference between the regular version and the upgraded version of Garden House?

The garden house comes in two configurations: Standard and Upgraded. In order to provide better visual representation, we have used materials depicting the Upgraded version in our promotional materials, but the price remains that of the Standard version.

The features of the Upgraded version include:

- (1) Decorative accent walls in the living room
- (2) Decorative accent walls in the bedroom
- (3) Floor-to-ceiling glass doors
- (4) Smart lighting and door control system
- (5) Three-dimensional ceilings

❖ Will a garden house increase property taxes?

The garden house may lead to a slight increase in property taxes. Due to the increased living space, property taxes may see a slight rise. However, considering the appreciation in property value, investing in a garden house remains a wise choice.

Garden Housing Selling Points

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❖ Can I apply for a loan for a garden house?

Customers have the option to apply for a loan from a bank or mortgage company. Additionally, our partnered credit companies offer low-interest loan services to assist customers in realizing their dreams.

Furthermore, we are soon launching the "Zero-Month Construction Plan," providing 100% construction funding support to eligible garden house customers. Please stay tuned to our official announcements for detailed

❖ Is the garden house considered a new home by Tarion?

The garden house is not covered under Tarion, but customers can purchase home insurance. It is recommended to contact an insurance company to obtain reassessment information.

❖ How long is the warranty on a garden house?

We provide a one-year warranty service.

Garden Housing Selling Points

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❖ What additional expenses may arise during the project?

- * Cost of dismantling backyard tool sheds or miscellaneous items.
- * Cost of clearing obstacles such as cables and tree branches above the yard.
- * Costs beyond foundation construction due to terrain or other factors, such as removing large rocks or adjusting foundation depth.

❖ Can a garden house be resold?

Certainly, but it must meet the following conditions:

1. The contract has been signed, and construction has not yet commenced.
2. Quantum Garden Housing only accepts the transfer of contracts to third-party customers if the transferred contract amount remains the same or is higher than the original contract amount.
3. The transfer of the contract requires Quantum Garden Housing to issue a transfer certificate.
4. Quantum Garden Housing does not intervene in the



Thank You

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