

Industrial Market Trends for Ontario

This year, MPAC is updating the assessments for every industrial property in Ontario.

3%

Per year average increase of overall industrial values in Ontario since 2012.

31,000+

Number of standard industrial properties in Ontario. Property Assessment Notices are being mailed on October 18, 2016.

\$73.7 billion

Combined value of standard industrial properties.

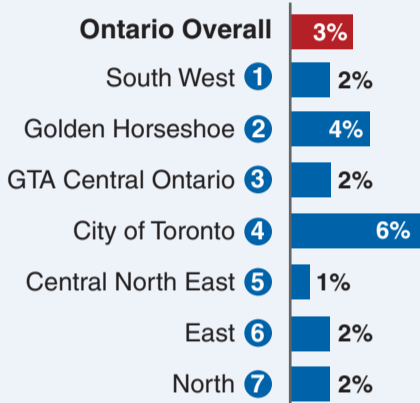
January 1, 2016

Legislated valuation date in Ontario for 2017-2020 property tax years.

INDUSTRIAL VALUE COMPARISON



Overall Industrial Average assessment change for 2016-2017



2016 INDUSTRIAL VALUES EXPLAINED

1

Standard industrial properties only

Percentages above include only standard industrial properties. These trends do not include large industrial or special purpose properties.

2

Upward trends continue

Standard industrial property sales indicate the industrial market remains strong in the Greater Toronto Area.

3

Rebounding market in Southwestern Ontario

The market in Southwestern Ontario remains stable with industrial sales rebounding in Windsor/Chatham.

4

Logistics a key driver for this segment

Access to main transportation routes along the 400 series highways and large distribution centres continues to stimulate industrial markets.

5

Steady growth province-wide

Central, east and northern areas of the province continue to experience stable industrial markets.

6

Interest rates are low

Historic low interest rates have fueled growth in industrial property sales.

For the 2016 update, MPAC has...

- Determined the functionality and utility of the property.
- Established the cost to construct a building that can complete these functions.
- Deducted all forms of depreciation.
- Added the current market value of the land.

Assessing Industrial Properties

- Generally, industrial properties are valued using the cost approach, which estimates the replacement cost of the structures, adjusting that cost for any depreciation in the actual property being valued and adding the value of the land.
- The cost approach follows the principle of substitution, which means that a willing buyer would pay no more for the property than the cost of building a similar structure.

To learn more about your assessment, the relationship between property assessment and taxation and more visit aboutmyproperty.ca.



Your Property.
Our Assessment.
Know More About It.