

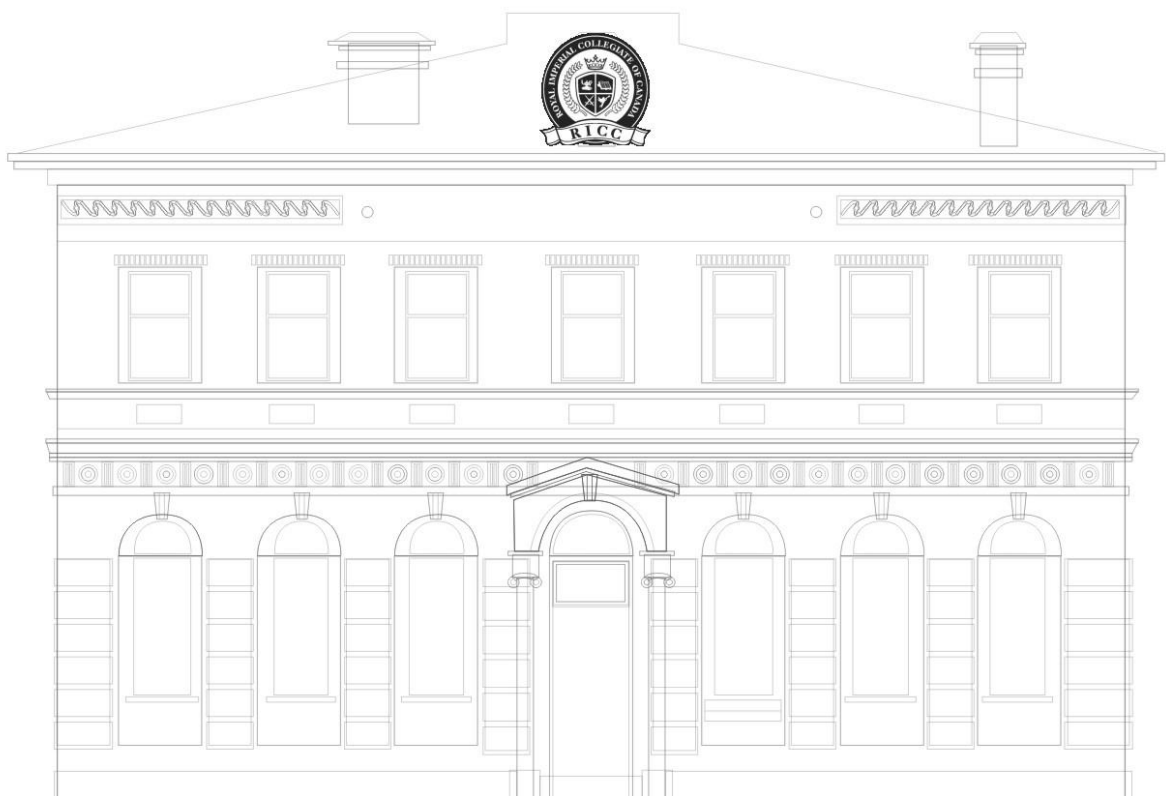
Canada



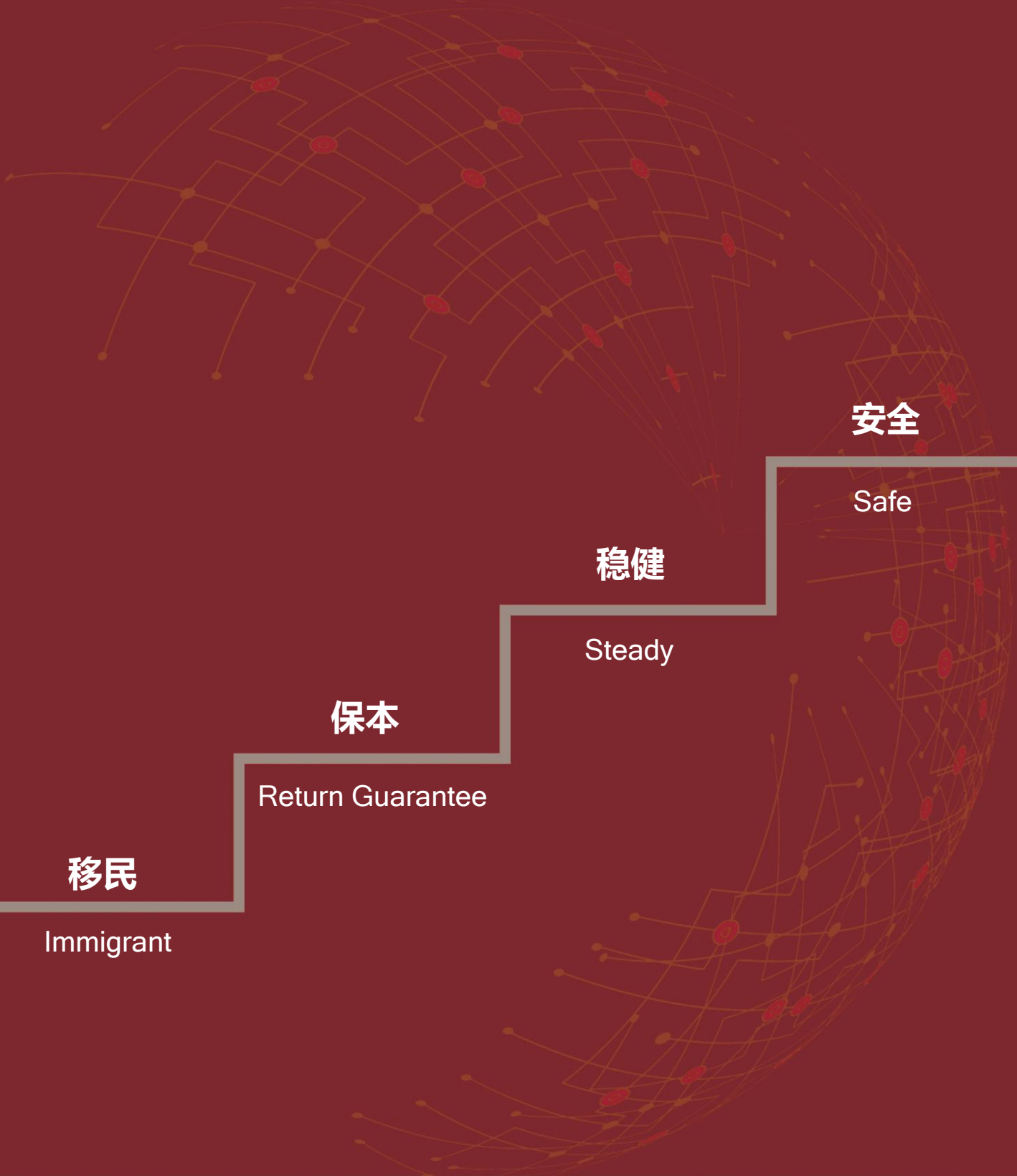
加拿大安大略省提名移民计划

Ontario Immigrant Nominee Program(OINP)

【投资项目】加拿大皇家帝国学院 RICG



宗旨与承诺
Purpose & Promise



安全

Safe

稳健

Steady

保本

Return Guarantee

移民

Immigrant

Ontario Immigrant Nominee Program



安大略省概况 About Ontario

安大略省(Ontario),简称安省,位于加拿大的东部,面积约 100 万平方公里,加拿大的首都渥太华也在安大略省。安大略是加拿大人口最多和经济最发达的省份,人口超过 1500 万人。

安大略北达哈得逊湾,东邻魁北克,西接曼尼托巴,南界美国明尼苏达、密歇根、俄亥俄、宾西法尼亚与纽约等州。安大略同美国的边界基本上都是河流或是湖泊,自西面的森林湖直到东部康沃尔的圣劳伦斯河。这其中包括五大湖中的四座湖:苏必利尔湖、休伦湖、伊利湖和安大略湖(安大略自此得名,“安大略”在易洛魁语中是美丽的湖的意思)。

最大城市和省会为多伦多,是加拿大最大城市和经济中心。加拿大首都渥太华在安大略省的最东端渥太华河畔。安大略省的经济主要以工业制造业为主,东南部城市带为全国工业中心。主要产品有汽车、钢铁、食品、电器、机械、化工和纸张,其中安省南部,尤其是汽车制造业重心所在,世界著名汽车公司如通用、福特、丰田、本田都在此设厂生产汽车,行销加拿大和美国。科技工业也很发达,特别是在万锦、滑铁卢和渥太华等城市附近地区。位处加拿大地盾的实贝里为安大略省矿产中心,加拿大最大的镍矿公司(INCO)所在地。安大略众多的河流、湖泊,特别是同美国分享的尼亚加拉河,提供了丰富的水电资源。农业和畜牧业在安大略南部和圣劳伦斯河谷地也很重要。安省南部克莱尔湖和伊利湖之间有重要的蔬菜水果生产基地和酒厂。休伦湖沿岸和乔治湾附近为牛肉生产中心。圣嘉芙莲斯和滨湖尼亚加拉一带葡萄园林立,是安大略省酿酒业中心,所产冰酒颇有名。

安大略省是加拿大国内拥有大学最多的省份,其中名校林立,如多伦多大学、麦马士达大学、西安大略大学、滑铁卢大学和女皇大学都是一流的高等学府,各具独特的成就,像多伦多大学的医科、西安大略大学的商科和滑铁卢大学的电脑,都是世界闻名的学科。如把子女将来的教育作为重要考虑,安大略省将是你的首选之地。



移民政策介绍 About OINP

根据加拿大联邦政府移民部（CIC）新公布的移民法案，安大略省政府移民局正式推出新的省提名移民政策，该政策通过实施 Expression of Interest（EOI）系统用以简化和加快安大略省提名移民计划下的企业家类别（Entrepreneur Stream）申请人的移民申请。

安大略省提名移民计划的新政策对于有意通过该类别申请移民加拿大的企业家做出了以下的规定：

- 1、经商管理经验：申请人在过去的 5 年中必须拥有最少 3 年的经商管理经验。
- 2、净资产：申请人名下的净资产须要超过 150 万加元。
- 3、投资金额要求：大多伦多地区（GTA）投资不少于 100 万加元，其他地区投资不少于 50 万加元。
- 4、就业创造：最少创造 2 个永久性全职就业机会。
- 5、商业考察：近一年内须到安大略省进行一次商业考察。

安大略省提名移民计划新政策的实施，将进一步鼓励世界各地有意移民加拿大的企业家把握机会，详情可以参阅安大略省政府官方网站：www.ontarioimmigration.ca/en/pnp

ONTARIO CANADA Ontario.ca | Français

HOME | BEFORE YOU ARRIVE | AFTER YOU ARRIVE | GUIDES | TOOLS | QUESTIONS | ABOUT ONTARIO

You are here > HOME > Ontario Immigrant Nominee Program (OINP)

Ontario Immigrant Nominee Program (OINP)

- About Ontario Immigrant Nominee Program (OINP)
- About Ontario Express Entry
- Employer/Job Offer
- Human Capital
- Business
- Contact Us

Explore Ontario Immigration >

Online Tools >

Quick Links >

Explore Ontario >

Contacts >

Ministry of Citizenship and Immigration

Ontario Immigrant Nominee Program

BUILDING A STRONGER, MORE COMPETITIVE ONTARIO

ABOUT
ONTARIO EXPRESS ENTRY

ABOUT
ONTARIO IMMIGRANT NOMINEE PROGRAM

Program Updates

November 2, 2017:
The Ontario Immigrant Nominee Program (OINP) is now accepting applications for Ontario's Express Entry Human Capital Priorities (HCP) Stream.

[Learn more](#)



投资项目介绍 About Project

加拿大皇家学院全称是 ROYAL IMPERIAL COLLEGIATE OF CANADA。该学院的前身是由政府资助的公立学校，同时也是专业培育加拿大橄榄球队员的训练基地。因此，该校的配套设施较一般的中学院校齐备，其中包括游泳池、足球场、橄榄球场、棒球场、冰球场、室内综合体育馆等，该校目前占地面积约为 22 万平方英尺，校舍面积约为 9.8 万平方英尺，可使用面积约为 400 万平方英尺。2014 年 10 月，加拿大知名集团 FULLVIEW GROUP 已全面收购该校，并准备为该校进行全面翻修及扩建校舍。该项目将为当地带来新增就业机会超过 120 名，预计最多可接纳 20 名移民投资者。由于需符合安省移民局的要求，该项目最少募集的资金要求是 500 万加元，即 5 位投资者。详情可参阅学校网站：www.royalicc.com

融资项目方： 加拿大皇家帝国学院

融资金额： 最低融资额为 500 万加元至最高 2000 万加元；

融资的用途： 增建 2 栋学生宿舍和 1 栋服务式公寓，工程完工后会带来 300 套现代化智能学生宿舍及 120 套可出售或租赁的服务公寓；

融资模式： 投资者认购的学校发行的 B 股（简称优先股）

融资期： 由即日至 2018 年 12 月 31 日止

工程期： 预计 18 个月





投资项目优势 Advantages

时间有保障：整个申请手续到取得省提名证书需约 24 个月；

投资有保障：投资教育事业较一般商业投资风险为低，由于经营学校不但要受到多个其它政府部门监管。

而且整个股权认购手续均由加拿大当地律师事务所负责办理；

安全有保障：FULLVIEW GROUP 目前分别在北美地区有多项投资，当中包括在加拿大萨斯卡通市的房地产项目—格林庄园 GREENGATE ESTATE 项目，投资额达 3000 万加元，目前已进入第一期兴建中。迈阿密希尔顿 HILTON 酒店连 288 套公寓房项目，总投资约为 1.8 亿美元，预计在 2017 年年底动工。详情可参阅集团网站：www.fullviewgroup.com

申请要求 Requirements

- 主申请人过去的 5 年中拥有 3 年以上经商或企业管理经验，并从事教育、建筑及餐饮行业优先；
- 主申请人拥有 150 万加元或以上净资产，其现金部分需超过 100 万加元；
- 主申请人需投资不少于 100 万加元于安省的企业，投资期不能少于 4 年；
- 主申请人需具备一定英语能力（雅思 5 分或以上）。

投资方式 Investment mode

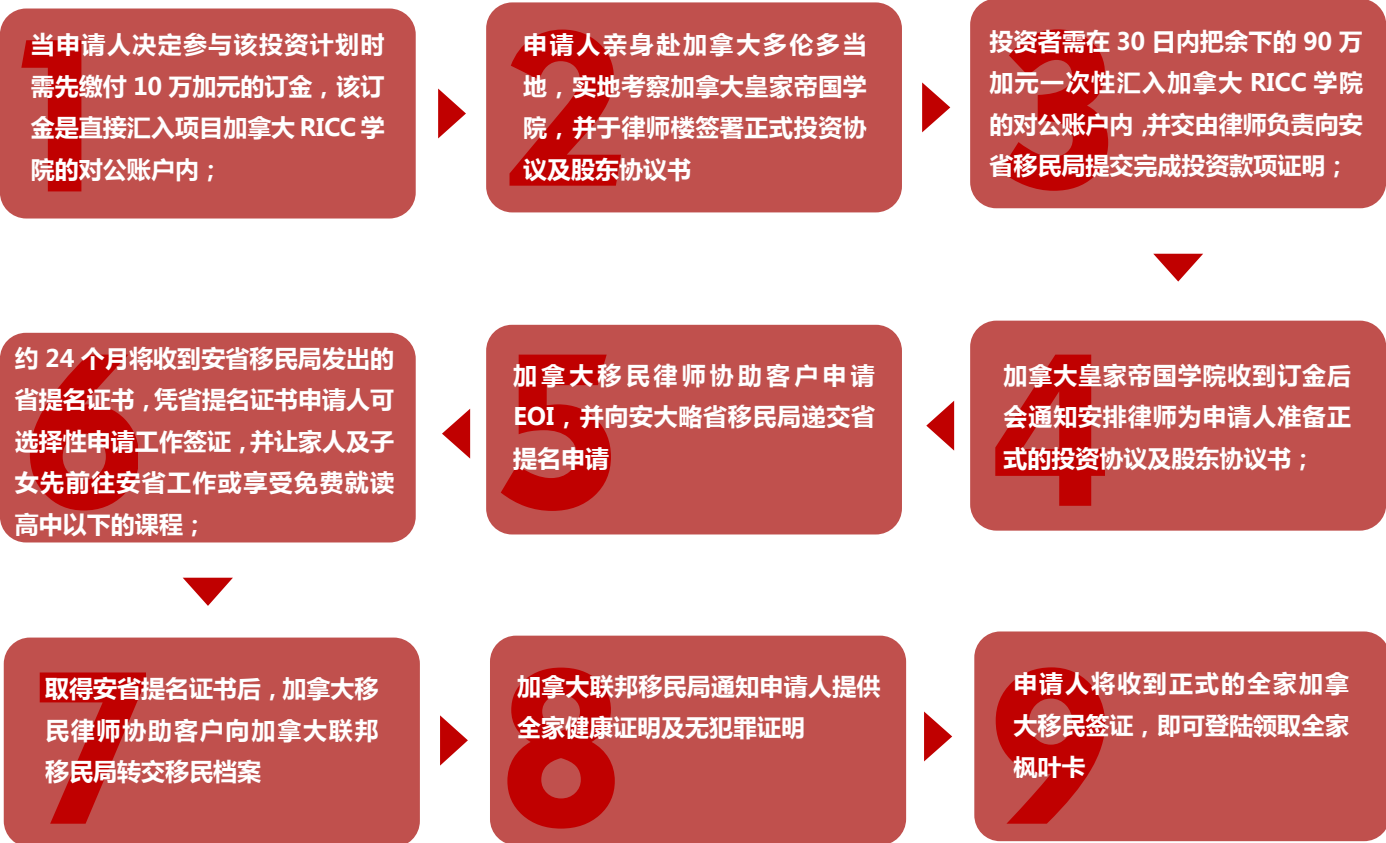
投资者会以 100 万加元直接入股的形式应购该校的 B 股（简称优先股），投资期为 4 年，投资期期满，投资人可无条件申请退股，回购价格按原资金额 100 万加元计算，并获得 1% 的年化收益率。

（注：申请加拿大安省投资移民，投资 100 万加元是最基本的要求，所以每一位申请人必须向移民局提供 100 万加元从境外汇入该项目的凭证。）

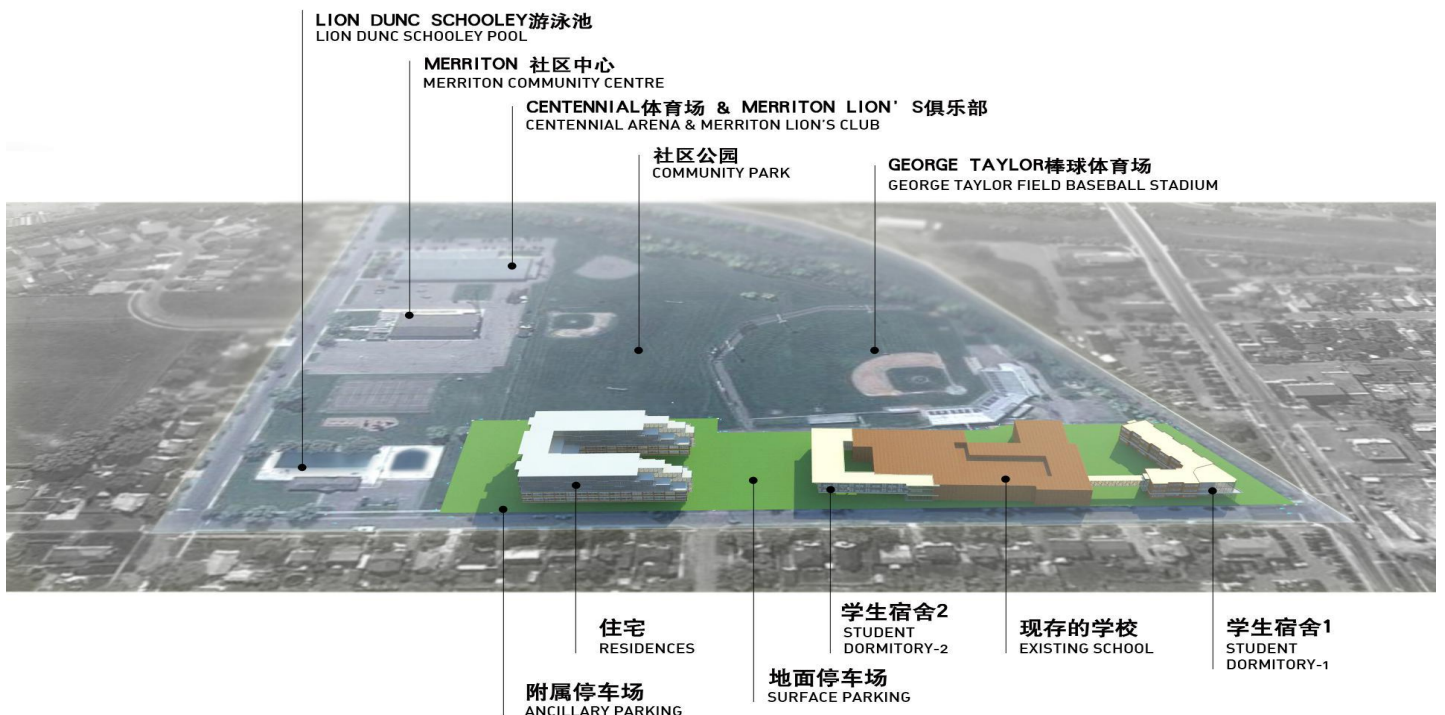
Ontario Immigrant Nominee Program



申请程序 Process



(备注: 具体时间以加拿大政府移民部门实际操作为准)



Ontario Immigrant Nominee Program



学校物业估值 Property Appraisal of School

Existing pr

This property is l Catharines in the Toronto Area. It i Acres piece of la

10 Seymour was board.

It currently housi auditorium, gymr

The building was

The school buildi to public transit a

The existing zoni density residents.

The vacant land units building(s) v



Opinion on the future valu development added to the

Projected additional dormitory

Additional 328 beds dormitory can be b and 192 beds on the west side. The tota The projected rent is \$500 per month on of return for the dormitory is estimated t. The estimated value is \$43,333,000.00

Annual income: 320 beds x \$500 X10 = \$2,600,000 base on 6% return, the value is around \$43,333,000

Projected future condo development

Additional 200 condo unit Condo can be The projected average price per sq ft. is is \$40,800,000.00

\$300 per sq ft x 680 sq ft x 200 units = \$40,800,000

Total future value

existing school building + new dormitory

Total: \$94,973,000.00

Existing School Building \$10,840,000.00 + new dorm development \$40,800,000.00 = \$94,973,000.00

Summary of the report

With reference to the request for an opinion of value for the property known as: 10 Seymour Avenue, St. Catharines, Ontario, Canada.

I hereby declare that all data gathered in my study is from sources believed to be reliable and have been provided for information purpose only. Any interest parties should seek independent professional advises.

It is the opinion of the writer, that as of September, 25, 2015, the property has an existing value of approximately FOURTEEN MILLION TWO HUNDRED FORTY THOUSAND DOLLARS (\$14,240,000.00).

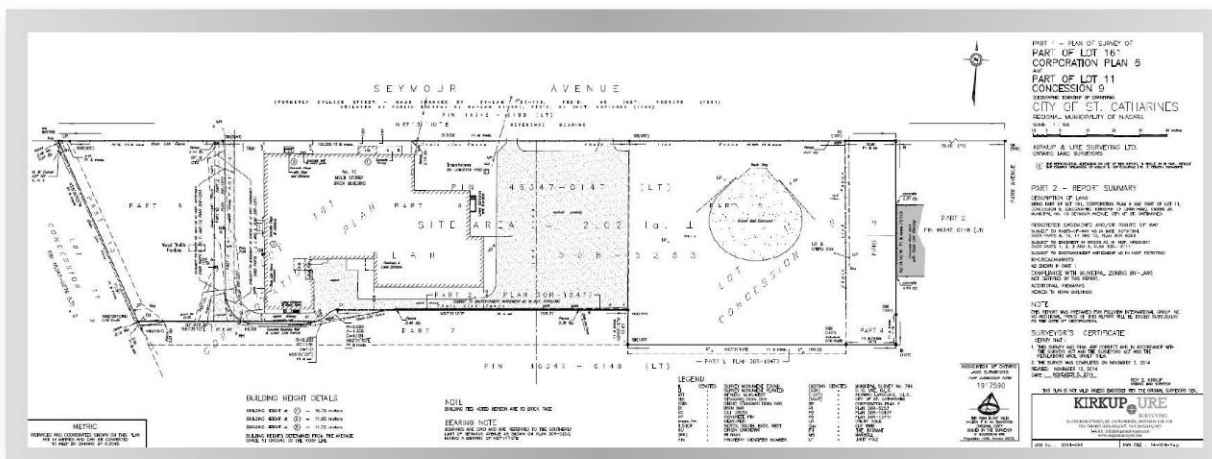
The future value after the projected development added to the existing property is: **NINETY-FOUR MILLION NINE HUNDRED AND SEVENTY-THREE THOUSAND DOLLARS (\$94,973,000.00)**

All costs to establish the rate of return are not considered in the calculation. It is assumed that the dormitories and school are in full operations and the adjacent lands to the building require necessary procedures for the usages.

I further declare that I am a licensed real estate broker with Landstars 360 Realty Inc and I have no interest directly or indirectly or in future in the ownership of the subject property. E&OE.


Bosco Tang
Broker

加拿大皇家帝国学院土地及不动产第三方估值报告



加拿大皇家帝国学院土地注册登记图则

Ontario Immigrant Nominee Program



加国政府支持 Support of Canadian Government

圣凯瑟琳市长对加拿大皇家帝国学院支持信函

City of St. Catharines
The Garden City

Royal Imperial Collegiate of Canada
St. Catharines, Ontario CANADA

Walter Sendzik, Mayor
City of St. Catharines

On behalf of St. Catharines City Council and residents of The Garden City, I would like to extend a warm welcome to the faculty and students of Royal Imperial Collegiate of Canada (RICC). We congratulate the founders of RICC on establishing your campus in St. Catharines, Ontario.

We are the proud home to many fine educational institutions, from preschools to secondary. St. Catharines is a community that promotes learning, embraces diversity and provides many opportunities for leisure and recreational pursuits. For looking to explore our fair city, there are many parks, trails and beaches on Lake Ontario to visit in the nice weather. The Kwanis Aquatics Centre boasts year-round program and is conveniently situated in the same facility with the Dr. Huq Family Library. This fall will mark the opening of our new 'First Ontario Performing Arts Centre' which complements the 'Meridian Centre Spectator Facility' in downtown St. Catharines, offering an array of performances, sporting events and concerts scheduled throughout the year.

It is our hope that you thrive in your new learning environment and take advantage of the amenities and opportunities our community can offer. We endeavor to make St. Catharines your home away from home and look forward to your involvement in our community.

Sincerely,

Walter Sendzik,
Mayor, St. Catharines

[f/MayorSendzik](#)
[@WSendzik](#)
905.688.5601 ext. 1540
wsendzik@stcatharines.ca www.stcatharines.ca

国会参议员对加拿大皇家帝国学院支持信函

The Senate of Canada
Ottawa, Ontario
K1A 0A4

Le Sénat du Canada
Ottawa, Ontario
K1A 0A4

April, 2015

Greetings from Senator Victor Oh

It is my great pleasure to congratulate the Royal Imperial Collegiate of Canada on its opening.

The Royal Imperial Collegiate of Canada (RICC) is a new educational institution registered under the Ontario Ministry of Education. It aims to equip youth with the necessary tools to be successful in university through high academic standards and tailored whole-person education. By emphasizing the nurturing of character and self-discovery, the school will play an important role in shaping the minds and futures of our country's next generation of leaders.

I would like to commend the RICC for your commitment to serving our community through education. As RICC embarks on its journey, I am pleased to acknowledge the role your institution plays in empowering youth to succeed in their endeavours.

Please accept my best wishes for success in the years ahead.

Sincerely,


The Honourable Victor Oh
Senator - Ontario

Ontario Immigrant Nominee Program

成功案例 Successful Cases

Ministry of Citizenship and Immigration
Ontario Immigrant Nominee Program
400 University Avenue, 5th Floor
Toronto ON M7A 2R9
www.ontarioimmigration.ca/en/irccpnp

Ministère des Affaires civiles et de l'immigration
Programme ontarien des candidats à l'immigration
400, avenue University, 5^{ème} étage
Toronto ON M7A 2R9
www.ontarioimmigration.ca/fr/pnp



November 22, 2017

Li
C/O [redacted] LLP
[redacted] Street East
Waterloo, ON N2J 1B8

Confirmation of Nomination: NINV-1607078
Date of Issue: November 22, 2017
Date of Expiry: May 21, 2018

Dear [redacted] Li,

RE: Letter of Decision – Nominee with Job Offer Application

We are pleased to inform you that you have been nominated for permanent residence in Canada by the Ontario Immigrant Nominee Program (OINP).

You are now eligible to apply to Immigration, Refugees and Citizenship Canada (IRCC) for permanent residence in Canada as a Provincial Nominee. IRCC is solely responsible for the processing of applications for residence in Canada. Because you have been nominated for permanent residence by the Province of Ontario, you will benefit from IRCC's expedited processing stream. **Please note that this nomination is not valid for IRCC's Express Entry program.**

How to File Your Application for Permanent Residence


Applications to IRCC must be filed with IRCC's Centralized Intake Office (CIO) in Sydney, Nova Scotia by regular mail or courier, as follows:

<p>Regular Mail Centralized Intake Office Provincial Nominee Program (PNP) Non-Express Entry applications P.O. BOX 1450 Sydney, NS B1P 6K5 Canada</p>	<p>Courier Centralized Intake Office Provincial Nominee Program (PNP) Non-Express Entry applications 49 Dorchester Street Sydney, NS B1P 5Z2 Canada</p>
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Page 1 of 3

Ministry of Citizenship and Immigration
Ontario Immigrant Nominee Program
400 University Avenue, 5th Floor
Toronto ON M7A 2R9
www.ontarioimmigration.ca/en/irccpnp

Ministère des Affaires civiles et de l'immigration
Programme ontarien des candidats à l'immigration
400, avenue University, 5^{ème} étage
Toronto ON M7A 2R9
www.ontarioimmigration.ca/fr/pnp



November 22, 2017

Wang
C/O [redacted] McCann LLP
[redacted] Street East
Waterloo, ON N2J 1B8

Confirmation of Nomination: NINV-1607061
Date of Issue: November 22, 2017
Date of Expiry: May 21, 2018

Dear [redacted] Wang,

RE: Letter of Decision – Nominee with Job Offer Application

We are pleased to inform you that you have been nominated for permanent residence in Canada by the Ontario Immigrant Nominee Program (OINP).

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Page 1 of 3

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Ministère des Affaires civiles et de l'immigration
Programme ontarien des candidats à l'immigration
400, avenue University, 5^{ème} étage
Toronto ON M7A 2R9
www.ontarioimmigration.ca/fr/pnp



November 22, 2017

Xu
C/O [redacted] McCann LLP
[redacted] Street East
Waterloo, ON N2J 1B8

Confirmation of Nomination: NINV-1607079
Date of Issue: November 22, 2017
Date of Expiry: May 21, 2018

Dear [redacted] Xu,

RE: Letter of Decision – Nominee with Job Offer Application

We are pleased to inform you that you have been nominated for permanent residence in Canada by the Ontario Immigrant Nominee Program (OINP).

You are now eligible to apply to Immigration, Refugees and Citizenship Canada (IRCC) for permanent residence in Canada as a Provincial Nominee. IRCC is solely responsible for the processing of applications for residence in Canada. Because you have been nominated for permanent residence by the Province of Ontario, you will benefit from IRCC's expedited processing stream. **Please note that this nomination is not valid for IRCC's Express Entry program.**

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Page 1 of 3