

Home sales could mean shortage, rise

House sales have increased sharply and a shortage of homes is developing which could place upward pressure on prices by fall, according to a survey by A. E. LePage Limited, Realtor.

A regular monthly survey of registry office figures shows that the total dollar value of home sales in the Halton County area was \$10,886,827 for 394 sales in June this year compared to \$9,723,493 for 341 transactions in June last year. This is an increase of 10 per cent.

David N. Senat, senior vice-president and manager of the

Oakville office of A. E. LePage Limited, estimates that Halton County real estate sales, spurred by a backlog of demand and increased home building, will increase at least 15 per cent this year.

June was the second biggest month in history for real estate sales through A. E. LePage Limited.

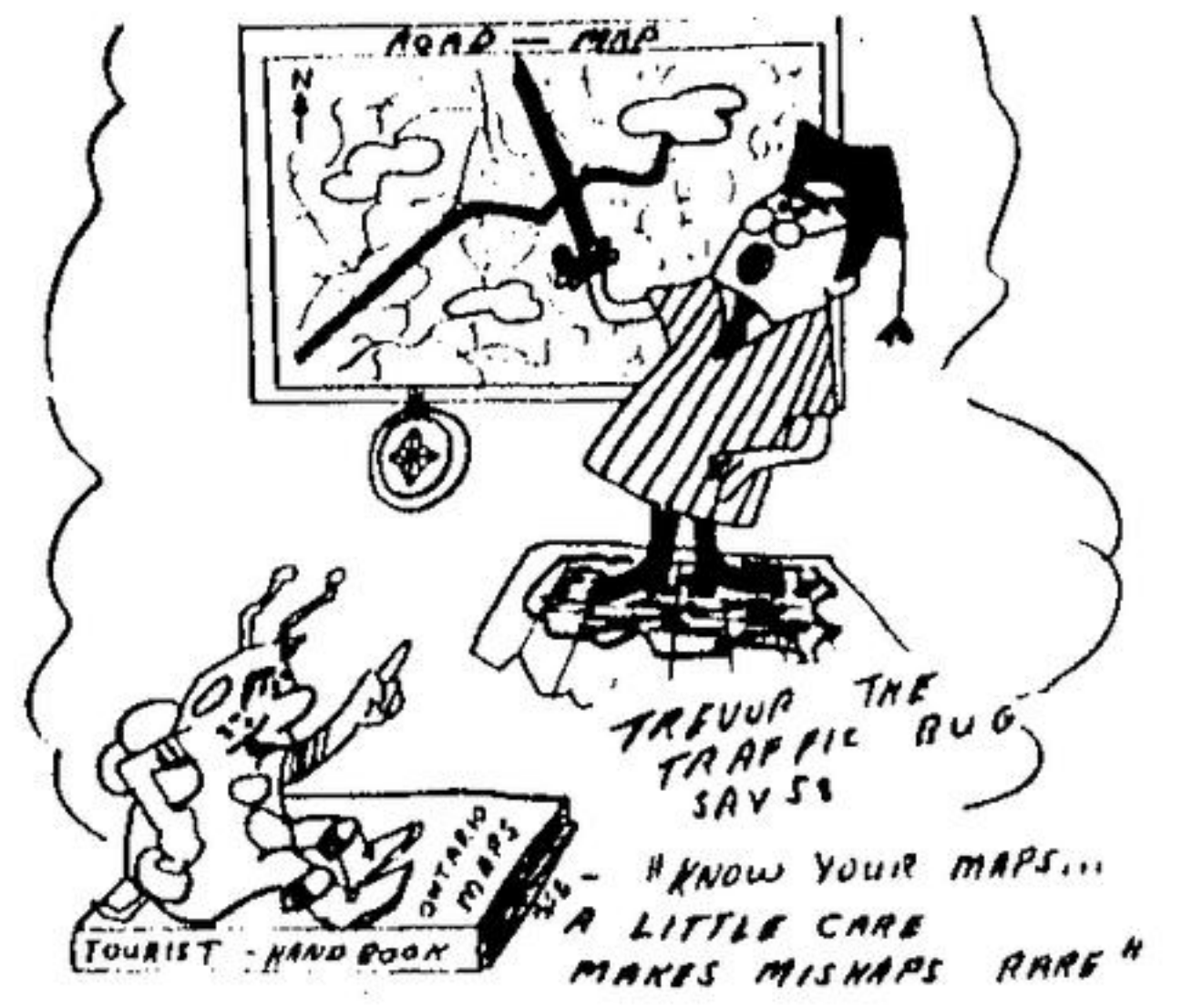
In addition to other regular surveys, A. E. LePage Limited releases this detailed monthly study of the residential real estate market in Halton County. The report covers Acton,

Burlington, Esqueness, Georgetown, Milton, Nassagaweya and Oakville. The figures, which usually lag 30 to 60 days behind actual contract date of purchase and sale, are gathered from the Registry Offices and compiled by A. E. LePage Limited.

The survey, which covers every registered house sale in the Halton County area, does not include apartment building sales, land deals, or industrial and commercial transactions. It, therefore, is apparently a reliable indicator of real estate activity and trends in home prices.



ROBERT LITTLE School senior boys spent a couple of days cleaning up debris from parkland on the Lakeview side of Fairy Lake. Pictured l. to r. are John Ashley, Ken Gallant, (kneeling), David Morris and Jeff Townsley. —(Staff Photo)



RESIDENTIAL REAL ESTATE SALES

	JUNE (ONE MONTH) 1970			JUNE (ONE MONTH) 1971		
	Units	Dollar Vol.	Average Price	Units	Dollar Vol.	Average Price
Acton	9	\$ 198,400	\$22,045	9	\$ 133,250	\$14,805
Burlington	131	\$3,673,734	\$28,043	159	\$4,542,039	\$28,566
Esqueness	18	\$ 337,250	\$21,078	33	\$ 465,550	\$14,107
Georgetown	42	\$1,070,477	\$25,487	39	\$1,082,250	\$27,750
Milton	15	\$ 406,150	\$27,077	9	\$ 184,400	\$20,488
Nassagaweya	9	\$ 230,600	\$25,622	6	\$ 137,800	\$22,966
Oakville	120	\$3,806,882	\$31,724	139	\$4,141,538	\$29,795
Total	341	\$9,723,493		394	\$10,886,827	

County Council

Introduce move to adjust representation

Draft legislation that would see Burlington with four members on County Council and Oakville with three while each other municipality had two, was tabled at County Council Tuesday for reference to the local municipalities.

The proposal, drafted by the special county committee on representation, would also provide for local municipalities to delegate their mayor to sit on county council where the municipality was entitled to more than two members.

By population Each municipality would automatically have their reeve and deputy reeve as members of council. An additional member would be allowed when there are in excess of 17,500 voters. A further representative would be allowed at the 35,000 voter mark, again at the 52,500 mark, the 70,000 mark and the 87,500 mark plus an additional member for each 50,000 electors above that. The local municipality would appoint the additional members, to which they were entitled from their own membership.

Voting under the proposed by-law would be established with the reeve having a minimum of two votes and the deputy reeve one vote for municipalities up to 2,500 voters. Thereafter additional votes would be established on the basis of 1,500 voters or part thereof.

This also provides that where Burlington or Oakville gain an extra vote, a municipality in the

north is also to receive an additional vote.

The legislation also provides for the election of a warden by secret ballot rather than the current method of open voting.

Current voters in each municipality are Acton 2,243, Burlington 35,250, Georgetown 7,547, Milton 3,007, Oakville 24,292, Esqueness 4,694 and Nassagaweya 1,944.

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JULY 25-26-27-28



No building near Acton

Esqueness's new Official Plan, to be unveiled for township ratepayers July 29, affects the three towns in the township's orbit - to a degree - secretary Grant Usher told members of the Acton Planning board Thursday night.

Mr. Usher, given the opportunity to pursue the plan, said it states no large scale residential areas would be allowed adjacent to Acton, Milton or Georgetown. There is another provision that excepts Georgetown when building is contemplated in the township's three hamlets of Norval, Glen Williams and Stewarttown.

Annex land In other words, said board member Dave Muckle, if Acton is to have any growth we will have to annex land?

Mr. Usher said the recommendation to allow no building permits near Acton had come from the Department and was not something developed in the township. Questioned, he said five houses would be considered a big development.

Annexation? Still up in the air as far as the board is concerned.

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