

Alternatives

Buy or time-sharing cottage?

by John G. Sayers, C.A.

If you've rented a cottage for your family—and enjoyed the experience—you may be giving serious thought to buying your own vacation property, or of opting for time-sharing instead.

But it's important to give full weight to the drawbacks as well as the advantages. Here are areas to consider:

As with a home, location is the key to value. The most desirable cottages are usually on a lakefront or river, accessible by roads maintained year-round, and

within 200 miles of major cities.

Cottage-owning is almost always more expensive than renting, but owners usually consider the premium worthwhile. On a typical \$50,000 cottage, you might make a \$15,000 down payment. Ignoring the interest this amount could earn, you would have a \$35,000 mortgage, which even at 12 per cent, would result in payments of about \$4,400 a year. With insurance, heating and taxes, you're laying out more than \$5,000 a year (compared with perhaps \$1,200 for renting a cottage for three weeks).

You might want to consider offsetting

this expense with rental income, and again you should consider both sides to the question. As well as the cash income, renting out your cottage gives you the opportunity to tax-deduct the portion of the expenses used to produce the income.

The other side is that renting out means you are limiting your enjoyment of the prime summer months, while possibly having your property damaged.

Time-sharing, a recent development, offers the advantage of a much lower outlay, since in effect you buy two or three weeks at a cottage instead of a year.

Sometimes there is also a maintenance agreement which is also a plus.

But time-sharing may tie you to one vacation spot just as much as a cottage while giving you none of the advantages of being able to enjoy cottage weekends at any time. In addition, time-sharing units may not be easy to sell, since there is no established market yet.

Because they're so new, it's prudent to study the fine print in a time-sharing agreement and get professional advice before signing it.

Mr. Sayers is with Dunwoody and Company, Chartered Accountants Toronto.

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Halton among finalists in bid for new AMC plant

Halton did not get the Honda plant or the American Motors plant, but the regional business development department is not looking on the dark side of things.

Acting business development director Brent Kearse said Halton was one of the three finalists of more than 60 initial locations for the new Canadian plant from AMC.

Mr. Kearse said he did not know during the search process that the company was American Motors. The consulting firm hired

was from the United States and they weren't letting on who the client was.

He said a number of meetings were held with the consulting firm, local, federal and provincial bodies, plus Halton politicians.

The final choice for the plant, which will mean 2,000 direct jobs and 4,000 indirect jobs, was Brampton. Mr. Kearse said it was picked because AMC has head offices there "as well as the loyal labour force AMC has established over the years in Brampton." But Mr. Kearse said Brampton's gain

means a gain for Halton too.

"With Brampton being on Halton's borders, Halton will certainly benefit from the job creation potential through direct and indirect employment of Halton's citizens, as well as the supplier and service industries already located within our borders.

"Materials and parts will be required for this new plant and we are anticipating large spin-off affects as a result," he said.

As for Honda, Mr. Kearse said it appears Halton never had a chance.

He said the business development department was never contacted by Honda although the region did send an information package "when it was speculated that the Japanese company may be searching for a new Canadian location."

However no response was ever received and the reasons for picking Alliston remain unknown.

"Apparently the site location process was handled by Honda officials themselves and it still remains unclear what exactly the company's criteria for finding a site was.

"Furthermore, senior officials at the Ontario Ministry of Industry and Trade have indicated that when Honda approached them, the company requested to be in Alliston only."

But, again not looking on the dark side, Mr. Kearse said there could be something in Alliston for Halton.

"Hopefully Halton will still benefit from some of the spin-offs that will occur as a result of this major assembly facility.

"Suppliers and service industries locally will benefit from this new investment into Ontario and it still remains to be seen what other investments will accrue as a result of this new Canadian plant," he said.

Acton Chamber

Expects the membership to climb over 100

by Steve Dawkins

The Acton Chamber of Commerce has experienced another busy month with each of its committees being actively involved with their various projects and activities.

The Membership and Functions Committee, chaired by Jennie Kuiken, has been involved with a number of projects. They are now in their final phase of the 1984 membership drive. It is expected that memberships will climb to over 100 this year.

This committee also organized the Citizen of the Year banquet which was held June 23 at the Acton Curling Club. Over 180 people gathered together to honour Dr. David van der Bent for his dedication and contributions to our community. Jennie's committee is also starting to plan a social event to take place in the late Fall.

The Industrial Committee, chaired by Reg Dicola, held a businessmen's luncheon-meeting June 13 at the Acton Meadows Golf Club. Twenty-five interested local businessmen and public officials attended this forum. It is generally felt that this event was the first solid step towards addressing the problems that plague our local industries. The questions and concerns voiced during this meeting included water & sewage, mill rates and assessments, rural & industrial land requirements, as well as business development in our area.

A second, more specific, problem oriented meeting is being planned for September, but input from local businessmen will be required. Reg is suggesting

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Warren MacMillan shows the fresh from the garden vegetables and fruits flash frozen and packaged in a unique new business on Highway 7, just west of Acton. The flash freezing technique "captures more of the goodness," says MacMillan.