



877-0104

## HOME OF THE WEEK



### ONCE IN A LIFETIME

Executive 2 storey century stone house on 75 acres, completely workable with barn and drive shed. This 4 bedroom home with huge living room, dining room, family room and fantastic kitchen complete with built ins, comes to you in showroom condition. Vendor will assist in mortgaging.

877-0104

# HALTON HILLS & AREA PARADE OF HOMES

## Study Reveals Higher Lot Prices

An examination of the possibility of increased use of the system of financing municipal services by local improvement taxes was a strong recommendation contained in the report of a 2 1/2-year study of costs in the residential land development process in Canada.

The study, Costs in the Land Development Process, was unveiled at the 33rd Annual Conference of the Housing and Urban Development Association of Canada in Ottawa last month.

Author of the report, Andrzej Derkowski, urged the federal government to undertake five other recommendations dealing with the provision of serviced land. These recommendations included:

— Explicit recognition of housing supply as one of the key concerns of planning controls.

— Creation of a positive force to counteract all the restrictive ones in the development control process. This could be achieved by charging an appropriate provincial department with the responsibility for monitoring the adequacy of the total supply of building lots, with powers to intervene in all the planning and development controls systems at the provincial and

subordinate levels in the interest of housing production.

— Exercise of some measure of control over local municipal servicing standards and levies in the interests of the housing consumer.

— Elimination of fiscal disincentives to housing production to suburban municipalities by means of a pooling of the resources of the entire metropolitan area and/or provincial subsidies.

— Redirection of at least a portion of provincial funds and efforts from the acquisition of raw land for land banking to the construction of sewage systems and other infrastructure necessary to open up new areas for development, where such expenditures would have more direct and immediate effects.

### TEN CITIES STUDIED

The study was undertaken by Derkowski as a project of the HUDAC Economic Research Committee with financial assistance provided by the HUDAC Manufacturers' Council and Central Mortgage and Housing Corporation under the National Housing Act.

Ten Canadian cities were selected as test areas to examine the components which make up the total cost

a purchaser pays for the building lot when he or she buys a house. The cities, representing all of the five major geographical regions, are Halifax, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary and Vancouver.

The general research method adopted involved the measurement of the increase in the price of single-family detached lots in each of the 10 metropolitan areas over a 10-year period, and the breakdown of the prices into their seven main parts: raw land, servicing, municipal levies, carrying charges, consultants' fees, overhead and profits.

This scarcity has tended to drive up new house prices by directly increasing the price of lots, and by creating a situation in which the scarce lots were used for houses for middle and upper income earners, leaving none at the lower end of the scale. The scarcity has also contributed to increased concentration in the industry and generally restricted competition, according to the report.

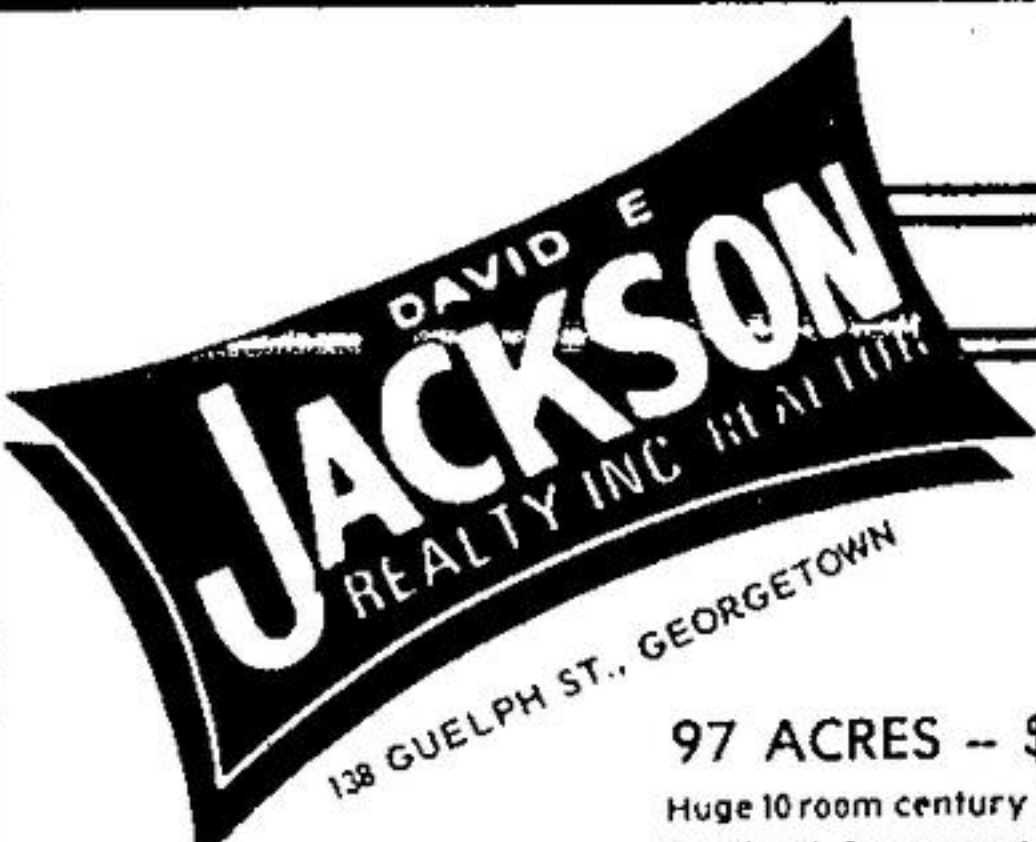
It states that the scarcity of lots is created partly by the negative emphasis of planning controls, which are aimed at the prevention of undesirable development, without

much regard for housing production. These controls usually involve several levels of government, plus a large and growing number of agencies with diverse and often divergent interests.

Derkowski said that one group frequently opposing new housing are the local ratepayers who, typically are the only "public" in "public participation" in the planning process. They tend to be established home owners who have no need for new housing and often view it as a disruption of their neighborhoods. Prospective purchasers of the new housing are seldom consulted.

However, Derkowski pointed out, the overriding problem is a general lack of awareness of the manner in which planning restrictions on land development can drive up housing prices, and the consequent failure to balance housing production against the multitude of opposing interests in the land development approval process.

The evidence accumulated in this study indicates that the existence or absence of a public land bank is not, in itself, a determinant of lot prices. The cities with the highest and lowest lot prices, Toronto and Saskatoon, both have public land banks in operation.



877-0104

97 ACRES -- \$150,000.00

Huge 10 room century farm house, barn, drive shed, pool. Super scenic.

### ACTON BRICK BUNGALOW

Situated on a large treed lot, this 3 bedroom, broadloomed home could be yours for \$47,500. Compare prices then call for more details.

### LOOK AT THIS

Spacious four bedroom back-split on choice lot in Georgetown. Inground pool, main floor family room, extra two-piece bath, broadloomed throughout. Call now to view this superb property. Asking \$79,900.00

### ULTRA MODERN EXECUTIVE LIVING

Cathedral ceilings, powder room floor to ceiling fireplace, shag broadloom, den, 3 bedrooms, are highlights of this 2100 sq. ft. award winning home. Terraced half acre, 15 minutes north of Georgetown.



DAVID JACKSON — BROKER

GEORGETOWN

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Donna Heritage 877-5451  
Sandra Nairn 877-1380  
Peter Thornton 519-833-9485  
Vi Bonnevillie 519-833-9112

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Sandra Hurley 877-1268  
Barbara Dunleavy 877-7731  
Colin Carroll 877-2106  
Tena Kroezen 877-2722

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ANDERSEN

REALTY LTD.

Suite LL6—24 Queen Street, East  
Brampton, Ontario L6V 1A3

457-4137

### UNIQUE HOME ON A TREE LINED STREET

In the Town of Orangeville. Delightful 1 1/2 storey, 4 bedroom home, over 2000 sq. ft. with main floor family room, beamed ceiling, eat-in kitchen. Spacious dining and living room. Large beautiful lot with mature trees and located in a distinctive area of town. Asking \$67,500. Call Andy Andersen, 457-4137.

### HALTON HILLS PRESTIGE HOME

4 spacious bedrooms, 2 fireplaces, 2 kitchens, double garage, 1 1/2 acre lot. Conveniently located only 7 miles from Brampton Shopper's World. If you are looking for a large comfortable home in the country and still close to the main stream of things, then call Andy Andersen 457-4137 NOW.

### MISSISSAUGA, COOKSVILLE AREA:

3 bedroom townhouse, broadloomed throughout, separate dining room, 1 1/2 bath, garage. Fine new drapes & dishwasher included. A very attractive home. Asking \$51,900. Call Jim Calvert, 457-4137.

### DEVELOPMENT LAND:

6 acre parcel in the Village of Erin. Excellent site for townhouses or other type of residential development. Call Andy Andersen, 457-4137.



457-4137



Suite LL6—24 Queen Street, East  
Brampton, Ontario L6V 1A3

457-4137

### RURAL BRAMPTON COUNTRY HOME

Charming 4 bedroom ranch style bungalow with an excellent view over the countryside. Broadloom thru-out and many other extras. Walk-out basement, family room with stone fireplace. Owner transferred to the U.S.A. Price just reduced, try your offer! For further details call Andy Andersen, 457-4137.

### BEAUTIFUL LAKE JOSEPH

We have for sale a year round Panabode home, consisting of two acres with 205 ft. lake frontage, 3 spacious bedrooms, large fieldstone fireplace, garage & boathouse. Terraced lawns and garden, to water's edge. Mature trees. Brochure available upon request. Call Jim Calvert for further details. 457-4137.

### A VERY LUCRATIVE BUSINESS

In the automotive field - no experience necessary. Owner will stay on to train you. This business shows an excellent profit. Asking only \$19,900. Call Andy Andersen for full details, 457-4137.

### NATURE LOVERS:

10 acres of beautiful land in Erin Township, 2 ponds, stream and trees. Wild life. Exceptional buy at only \$19,900. Call Andy Andersen 457-4137.

# JOHNSON CARNEY



### GLEN WILLIAMS — PINE TREE LOT

Relaxing country living on exceptionally beautiful 1/2 acre with magnificent view. You will appreciate the serenity and comfort of this 4 bedroom home nestled among stately trees. Log burning fireplace in family room. Excellent 10-3/4 percent mortgage. Call us for details.

877-5261

**W. F. HUNTER REAL ESTATE & INSURANCE LIMITED**  
122 Guelph St., Georgetown



### A Pleasure To Show

Brick and aluminum raised bungalow with stone trim and attached garage. Large bright living room and dining room, eat-in kitchen, 3 bedrooms, 2 baths, L shaped rec room with bar, games room, large enough for pool table, utility room and workshop. Covered patio at rear. Well landscaped lot close to schools and shopping. Excellent existing 6 1/2 percent mortgage. A pleasure to show. Price...\$66,900.



### Immaculate

Custom built, 3-bedroom brick bungalow with family room, on choice corner lot close to schools and shopping. Extras include stone fireplace, broadloom throughout, stove, fridge, washer, and dryer. Early possession and excellent terms available.

OFFICE 877-4441 OR 877-5165  
IRENE CURRY 877-6616 LLOYD CRICHTON 877-6546  
MARJ HUNTER 877-6906  
HUGH HUNTER A.A.C.I.  
APPRAISAL MANAGER 877-1931

**FOBERT**  
184 GUELPH STREET GEORGETOWN ONTARIO  
877-5213  
H. FOBERT REAL ESTATE LTD. REALTOR  
TORONTO 457-1752



\$44,900—First come, first served. 3 bedrooms, large living room and everything's very neat. It's got to be the best deal in town today. So hurry!



\$66,900—Big 1/2 acre in town. Quiet cul-de-sac, 4 bedrooms, family room. Buy clear or arrange suitable financing.



A RARE COMBINATION—Super 2 acre lot, soft flowing stream, little water falls, pond AND brand new home, 3 bedrooms, oversize garage. Superb workmanship throughout. We'll be proud to show you.



PEACEFUL ERIN—Large roomed backsplit, 3 years old, terrific shape and rec room is really something. Look again priced at only—\$57,500.

**Canada Trust**  
877-9500



TREES TREES TRESS—A beautiful 4 bedroom 2 storey Georgian style home in the heart of an estate development in Brampton, a near acre of 70 year trees, circular drive and portico, 2 baths, fireplace 10 percent financing. This is a very unique property.

REALISTIC COUNTRY HOME—Hurry to have your choice of colors and broadloom for this lovely new 3 bedroom bungalow with 2 baths, eat-in kitchen, bright living room, walk-out basement on lovely 1/2 acre lot overlooking bush. Five appliances also included in the price \$59,900.

TRANQUILITY PLUS—Country living at its best minutes from Georgetown and 401. This 4 bedroom executive home features a large inground pool plus other attractions for enjoyable living, one 4 piece bath and 3 piece bath, finished rec room on a beautiful landscaped one acre lot with 215' frontage. Asking \$69,900.00.

RETIREMENT PLANS—Are you retiring and want peace and quiet, this being on a 1/2 acre ravine lot with treed lawn nestled in the Terra Cotta hills with 3 bedrooms, large living room, beautiful bright eat in kitchen is all yours for \$56,500.00

Maurice Beatty	878-6418	Connie Lagerquist	451-6161
Tom Ruston	451-1421	David Tinglay	453-2334
Nelle Carnelos	855-4715	Frank Murphy	519-857-3105
Gordon Moorehead	455-8252	Max Harris	877-6624
Ila Switzer	877-1924	Marion Hamilton	519-941-0512
		Ted Peters	451-1146

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GEORGETOWN ONTARIO  
TORONTO LINE 453-2900

ASK ABOUT  
OUR BRIDGE  
LOAN PLAN