

JOHNSON CARNEY

232 Guelph Street — Georgetown

HOME OF THE WEEK



Your own back yard oasis is right here on this tree sheltered ravine lot with a walkout to the sundeck from the fourth bedroom. Exceptional rec room with lighting effects you must see. Extra washroom ensuite to the master bedroom. Call us to inspect this most attractive home.

877-5261

JOHNSON CARNEY

232 Guelph Street — Georgetown



THREE ACRES OF ESCARPMENT FOREST

Make the perfect setting for this four bedroom brick home - ground floor family room, a true homemaker's kitchen, ground floor laundry, 4 baths, pony barn and much more. Asking \$139,000. Call us for details.

877-5261

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph St., Georgetown



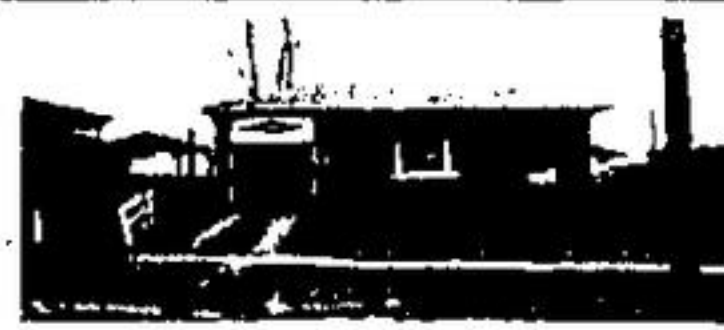
A Pleasure To Show

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, broadband throughout, stove, fridge, washer, and dryer. Early possession with excellent terms available.



A Real Family Home

Has almost 1500 sq. ft. of 1 floor space with 4 large bedrooms with ensuite off master bedroom. Large living room and dining room, large eat-in kitchen. This home is all brick with attached garage and new paved drive on a large than average lot on east end crescent. Good existing 7 percent mortgage. For more particulars call this office.



Park District

Brick veneer 5 room bungalow. Brezeway & Garage. Stone fireplace in Livingroom, family size Kitchen. 4 piece bath plus 2 piece in basement. Large Rec Room, utility room, 10x14. Work shop 10x18. T.V. tower on 90 foot lot with tall maple trees. Owner will take back a large first mortgage. Possession immediately.

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

HALTON HILLS & AREA PARADE OF HOMES

Combines Act Creates Woes For Industry

By J. T. BLAIR JACKSON
CREA Executive Vice President

Abolition of fixed commissions by real estate board eliminated one of the major hazards to the real estate industry created by the Combines Investigation Act, but there are others.

The federal legislation, which was recently amended by Bill C-2, to include all service industries, began applying to the real estate industry, for all practical purposes as of Jan. 1. In anticipation of the passage of the Bill, which finally occurred last December, real estate boards over the past 18 months have been removing any reference to a mandatory schedule of fees, tariffs and commissions.

An amendment to the Bill, negotiated in Ottawa by the Canadian Real Estate Association also ensured the continuance of the operation of the Multiple Listing Service by boards. The original draft legislation could have prohibited the present MLS operations across Canada as being restrictive and monopolistic, and therefore illegal, with heavy fines or jail terms being the result of a successful prosecution by the Department of Consumer and Corporate Affairs.

Despite these achievements, there are other possible applications of this heavily consumer-oriented legislation to the traditional methods of real estate brokerage, which could cause problems.

The most obvious and pressing is the application of Section 37 of the Act, as outlined on page 11 of this issue.

As President John Boyd pointed out: "The ridiculous aspect of the application of this Section is that it is counter-productive to the current aims of the government. The only sure way to avoid the possibility of a sale above the listed or advertised price is to list well above the current market value. Ultimately this practice could induce an upward movement in market prices, resulting in higher housing prices when the government is trying to restrain cost and price increases."

Despite the abandonment of fixed commissions by the real estate board, the prohibition against "price fixing" as defined in the Act will still apply to real estate. Members are warned that the possibility of criminal charges would exist where even two or more real estate brokers agreed to maintain the same commission rates. A standardized tariff schedule within a single company is not a violation of the Act.

Misleading advertising is another feature of the Act, primarily concerned to apply to the manufacturing and marketing segments of the economy, which could cause future complications.

CREA is attempting, through a series of meetings with federal Consumer and Corporate Affairs officials, to establish a series of understandings and guidelines under which boards and members could work with minimum exposure to the possibility of charges brought under the amended Act by either consumers or the Department.

President Elected

William D. Allan was elected president of the 23,000 member Ontario Real Estate Association. Mr. Allan, 46, was president of the Toronto Real Estate Board in 1973 and, for the past two years, has served as an Ontario Real Estate Association vice-president. He also is a director of the International Real Estate Federation. Mr. Allan, president of William Allan Real Estate Ltd., is a past-president of the North Scarborough Pottery Club and a member of the Donalda Club.

Mr. Allan assumed the leadership of the provincial real estate association during one of the most crucial periods in the Group's 55 year history, with Ontario housing prices at record levels and provincial legislation affecting the rights of property owners on the increase.

The Ontario Real Estate Association has a total membership of approximately 4,000 licenced real estate brokers and 19,000 sales representatives, or about 80 per cent of all licenced real estate practitioners in the Province. The members are concentrated in 46 local Real Estate Boards representing all major metropolitan areas and the majority of the smaller population centres in Ontario.

Also elected at the conference were Robert A. Shea, president of T. N. Shea Real Estate Ltd. in Markham, as senior vice-president and Arthur F. Johnson, president of Johnson-Carney Ltd., Georgetown, as junior vice-president.



877-0104

A Home For
A Large Family —

This big 2 storey, 4 bedroom home will please the entire family. The kids will love the large bedroom, and big fully fenced yard. Mom will enjoy working in the family sized kitchen and Dad can find a spot of his own in one of the four finished rooms in the basement. This home is spotless. At \$89,000. It's a must to see.

Building Lot —

There aren't many around — but we have 3.2 acres in Georgetown with town water. Start building this spring. Asking \$40,900.00

Detached —

\$42,900. 3 bedroom stucco home on 105' x 300' lot.

Stone Farmhouse —

75 acres. Completely decorated. Good mortgage.

Business or Investment Opportunity —

In Glen Williams, 2 storey with gorgeous 2 bedroom apartment on top floor. Asking \$54,900.00

2 Storey Brick & Aluminum

4 bedrooms, 2 baths. Situated on large lot. \$60,900.00



DAVID JACKSON — BROKER



GEORGETOWN
877-0104

Sandra Nalrn 877-1380
Peter Thornton 519-833-9485
Vi Bonneville 519-833-9112

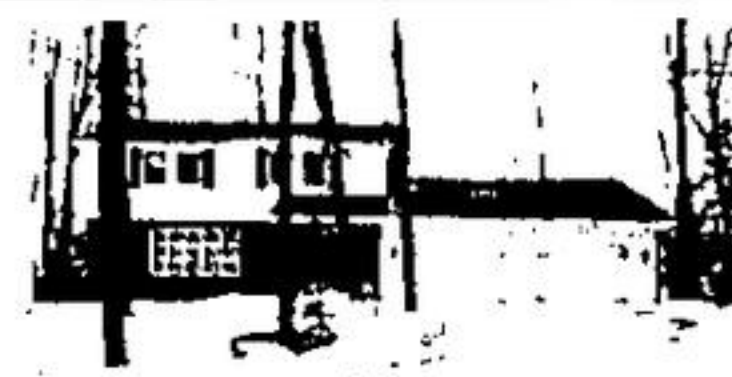
TORONTO
453-3838

Sandra Hurley 877-1268
Barbara Dunleavy 877-7231
Collin Carroll 877-2106
Tena Kroetz 877-2722



Canada Trust

877-9500



COUNTRY SPLENDOR —

An extremely unique and beautiful home and lot. 2500 square feet of the finest workmanship with an attached over sized 2 car garage and set on a beautiful 1 acre mature hardwood lot. Features include large beam colonial family room with fireplace, 4 walk outs to cedar deck and ravine lot. Overlooking the Credit River. Large formal dining room with walk out. Spacious built custom kitchen and 3 baths. One of the most beautiful properties you are likely to find. Asking \$119,000.00

TRANQUILITY PLUS —

Country Living at it's Best, minutes from Georgetown and 401. This four bedroom executive home features a large inground pool, plus other attractions for enjoyable living. The basement comes complete with a kitchen, bedroom 12x12, large recreation room with fireplace, 3 pc. bath and walkout to attached garage. Beautiful landscaped 1 acre lot with 215 ft. frontage. Asking \$69,900.

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 of \$59,900.

GOOD VALUE—

5 acres, barn and house. Asking \$66,000.

Maurice Beatty 878-4418
Tom Ruston 451-1421

Nollie Carnelos 855-4715
Gordon Moorehead 455-8252
Ila Switzer 877-1924

Connie Lagerquist 451-6161

David Tingley 453-2534
Frank Murphy 519-857-3105

Max Harris 877-4624
Marion Hamilton 519-941-0512
Ted Peters 451-1146

WM. M. WATSON F.R.I. MANAGER
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GEORGETOWN ONTARIO
TORONTO LINE 453-2900

ASK ABOUT
OUR BRIDGE
LOAN PLAN

FOBERT

164 GUELPH STREET GEORGETOWN ONTARIO

877-5213

H. FOBERT REAL ESTATE LTD. REALTOR
TORONTO 457-1752



ARE YOU READY FOR SUMMER?

Custom built brick and stone, three bedroom bungalow, attached garage, full dining room plus walkout. Finished recreation room and bar. Large lot with 18x36 inground heated pool, and the price is right.....\$66,900.



SUPER STYLE, SUPER HOME - Large living area, four bedrooms, double garage, and all town conveniences. Very good financing available. Listed at.....\$69,000.



RARE COMBINATION

Super acre lot, soft flowing stream, little water falls, ponds, AND brand new home, 3 bedrooms, oversize garage. Superb workmanship throughout. We'll be proud to show you.....\$109,000.



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



G. ALEC JOHNSON LTD. REALTOR

853-2086



853-2086

2 Mill Street East, Acton



ON A QUIET STREET

with an extra large lot, this 3 bedroom brick bungalow also features a spacious living room with stone fireplace, family kitchen, rec room with bar, enclosed carport, and a fully equipped 18' x 36' inground concrete pool. A must to see at only \$58,500.



WANT A HOBBY FARM? Then check on this scenic 20 acre property near Acton, featuring 400' frontage, half acre spring pond, small barn, and a spacious 4 bedroom brick home with separate dining room, 2 fireplaces, 2 baths, and double garage. Asking only \$115,000. Vendor will hold large mortgage at 10 1/2 percent.

ACREAGE

13 1/2 rolling acres north of Acton on good road, over 400' frontage. Open to offers, asking \$24,900.

10 ACRES minutes from Acton, an excellent site for your dream home or as an investment. Priced at only \$40,000.

2 acres with over 300' frontage, just west of Acton close to main highway and village. Asking \$32,000.



COMPARE THIS completely remodelled, 3 bedroom brick bungalow centrally located in one of Acton's nicest older neighbourhoods. Spacious living room with fireplace and patio doors, modern kitchen with dinette, broadband throughout, large sun porch and garage, for only \$48,000.