

Local real estate is booming, area board president reports

Real estate is booming in the area served by the Brampton real estate board, which includes Georgetown, according to the board's president, Tom Cooper.

Mr. Cooper reports 42 per cent of the properties listed with board members in the first six months of 1979 have been sold. Mr. Cooper terms this figure "excellent" especially when compared with the national average of 34 per cent.

Sales volume here is up to 18 per cent, compared to 25 per cent nationally.

Many consider the percentage of listings sold as the major indicator of the strength of the existing residential property market.

Sales in the Brampton board's area, which covers Brampton, Georgetown, Malton and part of Caledon including Bolton, increased 13 per cent to 1,276 in the first half of the year, compared to the same period in 1978.

NATIONAL FIGURE
The national figure, compiled by the Canadian Real Estate Association through its Multiple Listings Service, is 11 per cent.

Mr. Cooper attributed the healthy market to the "dual stimulus" of the federal government's proposed mortgage interest deductibility scheme and the energy situation, which is encouraging the population to centralize closer to places of employment to reduce commuter costs and time.

The board members are excited with the market and the members are looking forward to a healthy fall market for both buyers and sellers," he said.

Mr. Cooper said that as each week goes by, the market is growing "stronger and healthier" and he anticipates the last half of the year will bring buyers and sellers together in a "uniquely" balanced market which hasn't been enjoyed for a few years.

But Cooper said real estate brokers in the area need more listings and encouraged people who have been considering selling to list "because the market is improving".

The Conservative election promise to introduce mortgage interest deductibility is a factor, Mr. Cooper said and the market will be further stimulated if the promise is fulfilled.

While the 12 per cent and 12 1/2 per cent mortgage rates quoted by financial institutions appear high, Mr. Cooper said the rates are not high if Canadians can deduct interest from their income taxes.

SALES VOLUME
The board also reports sales volume up 18 per cent in the

first six months, compared to a national figure of 25 per cent.

The average price of a detached home in the Brampton area has climbed from \$64,477 in July, 1978 to \$67,792 this July a five per cent increase.

Broken down, Georgetown is quoted with the top price at \$83,238 with a \$66,901 average in Brampton and a \$61,994 figure in Bramalea.

Semi-detached homes sold for an average of \$56,823 in the Brampton area in July, about \$2,600 higher than July, 1978. The average townhouse price of \$41,075 is about the same as last year.

Safety patrollers ready to serve

A group of 75 Halton students returned last week from a camp in St. Catharines where they spent a week learning how to operate a safety patrol program in their school.

The students, from all schools with a safety patrol program, spent the week at Hildley College at a program sponsored by the Hamilton Auto Club. Much of the program was run by police officers from Halton, Hamilton-Wentworth and Paris.

One child from each school took part in the training program. Halton Regional Police Safety Officer Constable Raj Swaminathin said. The purpose of the program is to teach the students how to run a meeting, how to organize their safety patrol program in their school, and how to train the other students in their school who will become safety patrollers.

Ten schools in the Halton Hills area have safety patrol programs. Constable Swaminathin said. The program is entirely voluntary on the part of the principal of the school. The schools are St. Joseph's, M.Z. Bennett,

Speyside, Howard Wrigglesworth, Holy Cross, St. Francis of Assisi, Harrison, George Kennedy and Pineview.

Constable Swaminathin said George Kennedy Public School probably has the biggest program, with about 65 students taking part last year, and manning six different locations.

In addition to the training, Constable Swaminathin said, there were many recreational activities provided for the students during their stay in St. Catharines. They attended three dances, and they had the opportunity to go swimming and to take part in other recreational activities. The week's activities concluded with a mini-Olympics.

The students received serious training as well, however. Constable Swaminathin said one demonstration of the proper procedure of evacuating a school bus was enhanced with the use of smoke to make the scene more realistic.

The children received a certificate at the end of their training period to show they have passed the program, Constable Swaminathin said.

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