



DON'T MISS PAGE 5 of Halton Hills Weekend!

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Brampton home is energy efficient

Most people are aware of the benefits of an R-2000 home, or know that it is an energy-efficient house construction. But there's a model house in Brampton which is known as the most energy-efficient house in Canada and it uses less than 40 per cent of the energy used by comparable R-2000 homes. The 3,500-square-foot home was built by the Fram Building Group and is called the Advanced House. Built as a demonstration project

and sponsored by Energy, Mines and Resources Canada and the Canadian Home Builders' Association, the \$2-million home was designed to encourage the construction of energy-efficient and environmentally-sensitive homes. While \$2-million may sound like a staggering figure, the cost savings over the project life of the house are amazing.

The home has a yearly energy bill of only \$785 - for heating, cooling and lighting - while a conventional home of the same size built to Ontario Building codes would cost \$2,862 to operate for a year. When you consider those savings over the average life of 50 years for a house, the long-term savings are substantial.

Some of the new features used in the special Brampton house include high-performance thermal windows; faucets which sense the users' hands and shut off automatically to save hot water; efficient appliances which use 20 to 60 per cent less energy than conventional models; fluorescent light bulbs which use one-fifth the energy of traditional bulbs; and a special all-in-one heating and cooling system which also combines hot water heating and ventilation.

As for the environmentally-sensitive aspects of the Advanced Home,

two examples are that the interior house paint is so safe it's edible, and the insulation is made from recycled newspapers.

Twelve more such homes are to be built in communities across Canada, and after being held open to public viewing for a year, will be sold on the open market.

But if you can't afford one, don't despair. There are many builders who can build R-2000 homes which are already 50 per cent more efficient than typical new homes built 10 or 15 years ago, say experts of the Greater Toronto Home Builders' Association.

Higher insulation levels, advanced caulking and sealing techniques, improved doors and windows and efficient heating and cooling systems make an R-2000 home an economical purchase.

As well as the economic factor, the R-2000 homes are better for residents' health and well-being. The homes must have a steady supply of fresh, clean air to all rooms, and the careful sealing means less dust and pollen enter the home. Allergy sufferers often find their symptoms greatly alleviated in R-2000 homes.

Any registered builder can construct any size or style of house as an R-2000 home, ensuring that target standards are met.

The home has a yearly energy bill of \$785— for heating, cooling and lighting.

Personalize your home to your individual taste

One of the big advantages of buying a brand new home is that the homeowners can choose the kinds of building materials, kitchen cupboards, carpets, tiles and other amenities which personalize their home to their individual taste.

However, during the building phase, the home buyer and the builder can both request changes in materials ordered, notes builders from the Greater Toronto Home Builders' Association.

The builder is entitled to make an 'equivalent switch' if specified materials are not available. He is obligated to ensure that substitutes are of comparable quality to the original specifications.

The Home Builders Association Standard Agreement of Purchase and Sale states he should obtain

your approval on substitutions.

Any changes you make can delay construction, as your house is a production item and changes can slow production.

Your builder will ask you to specify options and color choices shortly after you sign your Agreement of Purchase and Sale, so that the materials can be ordered right away by the subtrades who will install them.

This may seem to early to order carpet or backsplash tiles, but in reality it has to be done to ensure that the materials you specified are available when they are needed on the site.

If the builder were to wait six months before ordering your choice of carpet, the chances of still being in stock would be poor.

Housing rebound expected in 1992

An anticipated economic rebound is expected to boost resale housing markets across Canada in 1992, according to Royal LePage.

"At present, most larger Canadian centres have tentative demand softening housing prices and a surplus of homes listed for sale," says Gino Romanese, executive vice president of Royal LePage Residential Real Estate Services. "However, we believe that resale housing markets across Canada will pick up steam as the economy strengthens."

Economic improvement, along with higher immigration levels and pent-up demand for housing should help to increase sales as 1992 progresses. Lower interest rates and

more attractive prices in some regions are also expected to encourage potential buyers to enter the residential real estate markets.

Nationally, home sales in Canada are forecast to rise by 5 per cent next year to 315,000 units. Average prices should edge up by 3 per cent to \$154,000.

The highest percentage increase in terms of unit sales is forecast to occur in Edmonton, with homes sales expected to rise 6.5 per cent in 1992.

Home sales in Winnipeg, Hamilton/Burlington, Toronto and Montreal are forecast to climb five per cent over 1991 levels in 1992.

The number of homes sold in Calgary and Ottawa is anticipated to rise three per cent over 1992, while Vancouver - Canada's hottest housing market in 1991, with unit sales rising 61 per cent over 1990 - will experience a more modest increase in 1992, with unit sales rising only three per cent.

In Hamilton and Burlington areas, housing values are forecast to rise 3.1 per cent in 1992, while average housing values in Toronto are predicted to climb up to two per cent over 1991 levels.

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