

Condo owner irate over town's actions

By **STUART JOHNSTON**
Staff writer

Derek Williams has threatened to "sue the taxpayer" because of perceived inactions by the town's building and elected officials over deficiencies in his industrial condominium units on Armstrong Ave.

An angry Williams accused councillors Monday of doing nothing to help sort out structural problems with his units he purchased over two years ago.

"I hold you completely responsible for what's going on here," he said. "You are wasting my time now...I've got to get a lawyer, and sue the taxpayer — sue myself — and that's unfair. You are all wasting taxpayers' money."

Williams argued that he has repeatedly complained about defi-

ciencies in the Armstrong Ave. condo that its builder, Freemar Development, has not yet repaired.

Freemar is owned by two Georgetown residents, Robert Freestone and Ken Mariani.

A retaining wall, asphalt paving, drainage and parts of the wall are all experiencing problems, but town records show that regular building inspections were never done on the building while it was being constructed.

Also, the town originally settled on securities from the developer in the amount of \$15,000 instead of the required \$118,000. The building was then registered by council as a condominium before any repairs were made.

"You couldn't place a financial burden of \$118,000 on the developer — but now the burden is going to be

on the taxpayer," Williams told council. "Someone's going to pay here, but I'm not. I can guarantee the taxpayer is going to pay for it. I don't think I'll come here again. I know the route I have to take. You never helped me — some councillors spoke up for me, but the rest of you hid."

Councillor Norm Elliott replied that "behind the scenes negotiations are ongoing." When contacted Thursday, Freestone explained that he has "every intention" of completing the repairs, noting he must wait for a "break in the weather."

"I can't afford not to," he added. "We haven't walked away from this — I still own five units in there...I do a lot of business in this town, but we know what we have to do...But, what's happening here is somebody is going to an extreme when he's saying there are major problems."

Town administrator Dan Costea confirmed that the town is currently negotiating with Freemar's lawyer to get the matter settled.

Costea noted that Freemar's building was one of the first condominium agreements completed by the town, and "we are dealing with such applications in a more formalized manner."



Taking a deep...pppp breath

Georgie the Giraffe, George Kennedy School's mascot, was surprised by an assembly in honor of his first birthday, with students from each class presenting him with a birthday card and gave him a hand, ...er breath to blow out the candles on the cake. The assembly also featured a band concert, with the Centennial Middle School Band performing for the students.

Town should pay: residents

The town may be facing another lawsuit over the construction of a Georgetown condominium.

Bill Ball, property manager of a residential condo at 119 Mountainview Rd. North, hinted to councillors Monday that its owners will be suing the town to make the necessary repairs to their building.

"Without sounding like a threat, I have no alternative but to counsel the homeowners to hire a solicitor," Ball said. "We will be writing to the Ontario Municipal Board, and also the Ministry of Consumer and Commercial Relations, to assist the 44 homeowners disheartened by the actions of the town."

Over two weeks ago, councillors reluctantly ordered the residents to foot the bill for almost \$80,000 in repairs to the building.

At the time the building was registered as a condominium, many

repairs were outstanding, but its developer, Lorne Roberts of Mountainview Enterprises Inc., who could not be reached for comment, abandoned the project, according to a town report.

A clause in the condo agreement states that once the building is registered, the residents are legally responsible for completing the work.

However, Ball interprets the clause a differently, arguing responsibility lies with the developer.

"The (deficiencies) should've been taken care of before the (residents) assumed ownership," he said. "When the homeowners purchased their units, some of them first time home buyers, they did so in good faith. They thought their homes would be in a good state of repair. Now they are facing costs that could exceed \$79,000."

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48"	32.00	37.20	43.20	48.80	54.00	59.20	64.40	69.20	73.60	80.80
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