

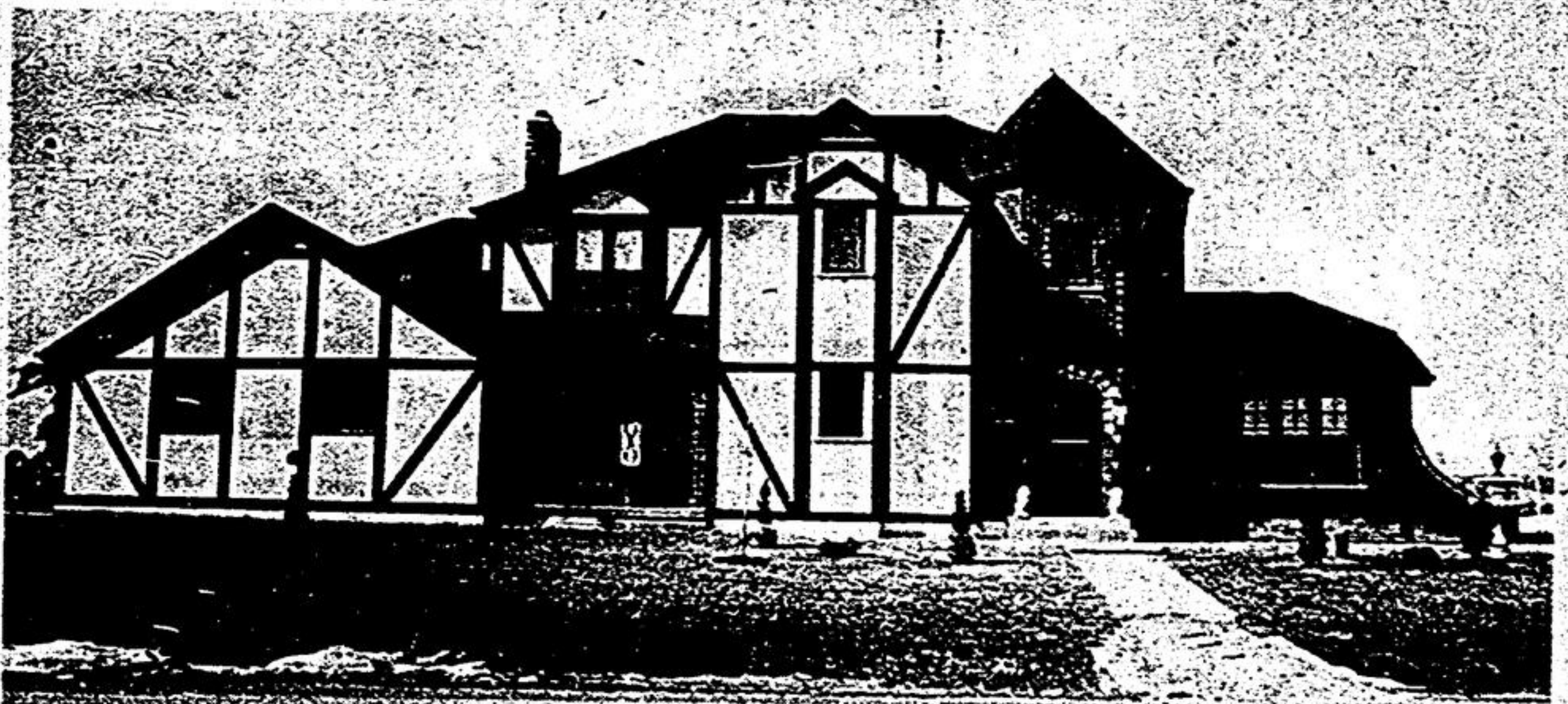
The housing market

Peak demand in 1980's

STOUFFVILLE — Twenty years ago, a 3-bedroom bungalow in Stouffville was selling for \$15,000. Ten years ago, that same house had escalated to \$27,000. To-day, the asking price is anywhere from seventy-five thousand to \$90,000. What's ahead? According to Central Mortgage and Housing Corporation, the \$100,000 home is not uncommon and in inflation continues at 10 per cent per year, the \$200,000 home could be reached by 1985. The demand for new homes is expected to peak in the early 1980's, then drop off due to a decline in the birth rate. Meanwhile, new and exciting housing forms should appear on the market according to CMHC. There will be more solar homes; more energy conservation homes and more homes innovative in ways not

now generally thought of as we move more deeply into the era of the conservator society. A middle age society will be able to look back and conclude that they had the opportunity of living in one of the most exciting times in history. Many came on the scene when Canadian television was in its infancy. They witnessed the first assassination of a U.S. president on TV; they had a front-row seat at the landing of the first man on the moon; they saw the rise and the fall of the big automobile; experienced double digit inflation; became the best educated group in history; witnessed and participated in a sexual revolution; saw drugs become a menace to society; lived through a welfare system that not only provided the necessities of life but much more and through it all, lived better than most of the rich of yesteryears.

Personal touch in homes



One of the beautiful homes in Stouffville Estates, a 14-unit development east of the ninth line at Bloomington. Purchasers can add their own personal touches to the houses before construction begins, Maria Gallo of Stouffville Real Estate told the Tribune.

By ED SCHROETER, BLOOMINGTON — You've always wanted to build your own home. It has to be unique, distinctive, personal. Unfortunately, you don't have the financial resources to do it. Stouffville Real Estate may be able to offer an acceptable alternative. They're involved with a relatively new concept in home building, a spokesperson, Maria Gallo says. Stouffville Estates, a 14-home development on Bloomington Road, west of the Ninth Line, is not a typical subdivision. Almost every home there has been designed by clients in consultation with the builders, Mario Della Serra and John Tomasoni, two old hands in the construction business. Working from a basic set of blueprints for the three models, bungalow, split-level, and tudor-style, buyers can add their own personal touches to the buildings before construction begins, Maria explained. "The idea's not common at all," she says, "though it is increasing in popularity." Response has been so enthusiastic, all but two of the 14 units have been sold. Mr. Della Serra and Mr. Tomasoni are planning a similar 32-home development near Coppins' Corners. Buyers have come from as far away as West Virginia and Pennsylvania to purchase homes, Maria says they attract interest because of their price and quality. At about \$120,000, the tudor style unit and its half acre lot is a steal. The bungalow sells on the average for \$92,500. As for the units themselves, Maria notes, "They don't build them like these anymore." The quiet-spoken builders believe in meticulous workmanship and take pride in their efforts.

Hon. William Newman — Minister of Agriculture

Lean years haunt farmers

What is the financial position of the farmer in Ontario compared to other professions across the province? Not very good according to Bill Newman, Ontario's Minister of Agriculture. Addressing a recent meeting of the Woodstock Rotary Club, Mr. Newman placed the average farm income in the province at \$14,400. "That doesn't provide a luxurious living nor does it leave much room for absorbing bad years," he said. Touching on the beef situation, the Minister said "It's time somebody set the record straight." The past three years, the price of beef was so low, farmers couldn't cover their costs. "They lost money right and left," he stated. "Some people would say farmers are crazy to stay in business at all," he continued, "but there's something about a farmer that makes him hang in there, when others would give up. The rest of us are darned lucky they're like that." At the moment, Bill Newman admitted, beef prices are good. But, he explained, this is only helping to make up for the millions lost previously. Many went deeply into debt, he said. "If anybody thinks the beef farmer can afford to live it up with fancy cars and long holidays on the basis of current prices, he's way off base. A good many beef farmers are using this year's income to pay off the debts of the last three years." During the "bad times", costs don't go down, the Minister noted. In fact, he pointed out, the price of machinery keeps going up and so also does the cost of credit. "Farmers just want what everybody else wants — a fair return from the market on their work and investment, and maybe a little appreciation of the long hours they put in".

Sacred Music Concert

The 9th annual Sacred Music Concert will be held in St. James Presbyterian Church, Fri., May 4 at 8 p.m., featuring the Wright Singers and others from the Stouffville area.

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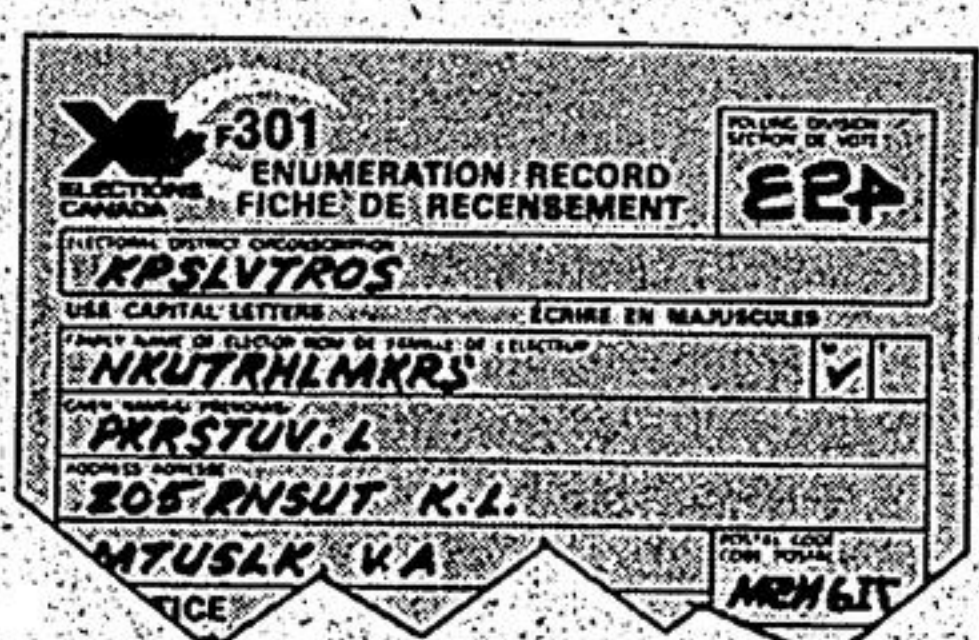
(KEEP FOR REFERENCE)

ARE YOU ON THE LIST?

IF NOT YOU LOSE YOUR RIGHT TO VOTE!

LIVE IN AN URBAN AREA?
 Eligible voters must be on the list of voters, in urban areas, in order to vote. By now you should have Form #301, left at your residence by the Enumerators; proof that you have been enumerated. If your name is on the list you are all set to vote in the Federal General Election.

DON'T HAVE A FORM #301?
 It means you have not been enumerated and your name will not appear on the voters' list. Unless you act now you lose your right to vote and, in order to do so, it's your responsibility to get your name added to the list of voters. So phone the Returning Officer for your constituency. His number is listed below.



DEADLINE for your name to be added to the Urban Voters' List is 10 p.m. Friday May 4th, 1979.

YOUR RETURNING OFFICER
 The number you call will be that of your Returning Officer, the person responsible for running the Election in your constituency, who will advise you what to do to have your name added to the voters list.

ARE YOU ELIGIBLE TO VOTE?
 Yes, if you are a Canadian citizen, age 18 or over, were residing in Canada on April 2nd 1979 and your name is on the LIST OF VOTERS; BUT YOU MUST BE A CANADIAN CITIZEN.

LIVE IN A RURAL AREA?
 Normally, a polling division is rural if it is located in a place of less than 5,000 population. You will not have a Form #301 but your name should be on the list of voters. However, if it is not and you are an eligible voter, you can still vote on election day provided you are "vouched" for on oath at your polling station, by a voter who knows you and who is on the list for that polling division.

TO PHONE YOUR RETURNING OFFICER

IN WHITCHURCH-STOUFFVILLE

CALL AURORA 727-4235

ELECTIONS CANADA

Elections Canada is Parliament's non-partisan Agency responsible for holding Federal Elections, under the direction of the Chief Electoral Officer of Canada, Mr. Jean-Mary Hamel.

Published by the Chief Electoral Officer of Canada.

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