

Building code is useful

A reader asks, "Where can I get reference material dealing with new home construction?"

The reference book, Ontario Building Code (OBC) is the source for minimum building requirements in Ontario.

The book comes in two versions. One is stapled with a minimum index and is the cheapest. The second, comes with its own binder, future revisions, a comprehensive index, Imperial conversions section and costs more.

Residential requirements are mostly found in section 9. The code can be bought at the Ontario Book Store on Bay Street.

The Ontario Building Code does not have illustrations to help the novice to identify the various parts of a house, so a book called the Canadian Wood-Frame House Construction is available and can be purchased from Canada Mortgage and Housing Corpora-



tion (CMHC).

This book has labeled line drawings showing construction details of the various parts of a house. It also includes a glossary of construction terminology and a booklet called Metric Conversion Tables will be supplied on request.

The above book can be purchased for a surprisingly low price of \$3 the last time I inquired.



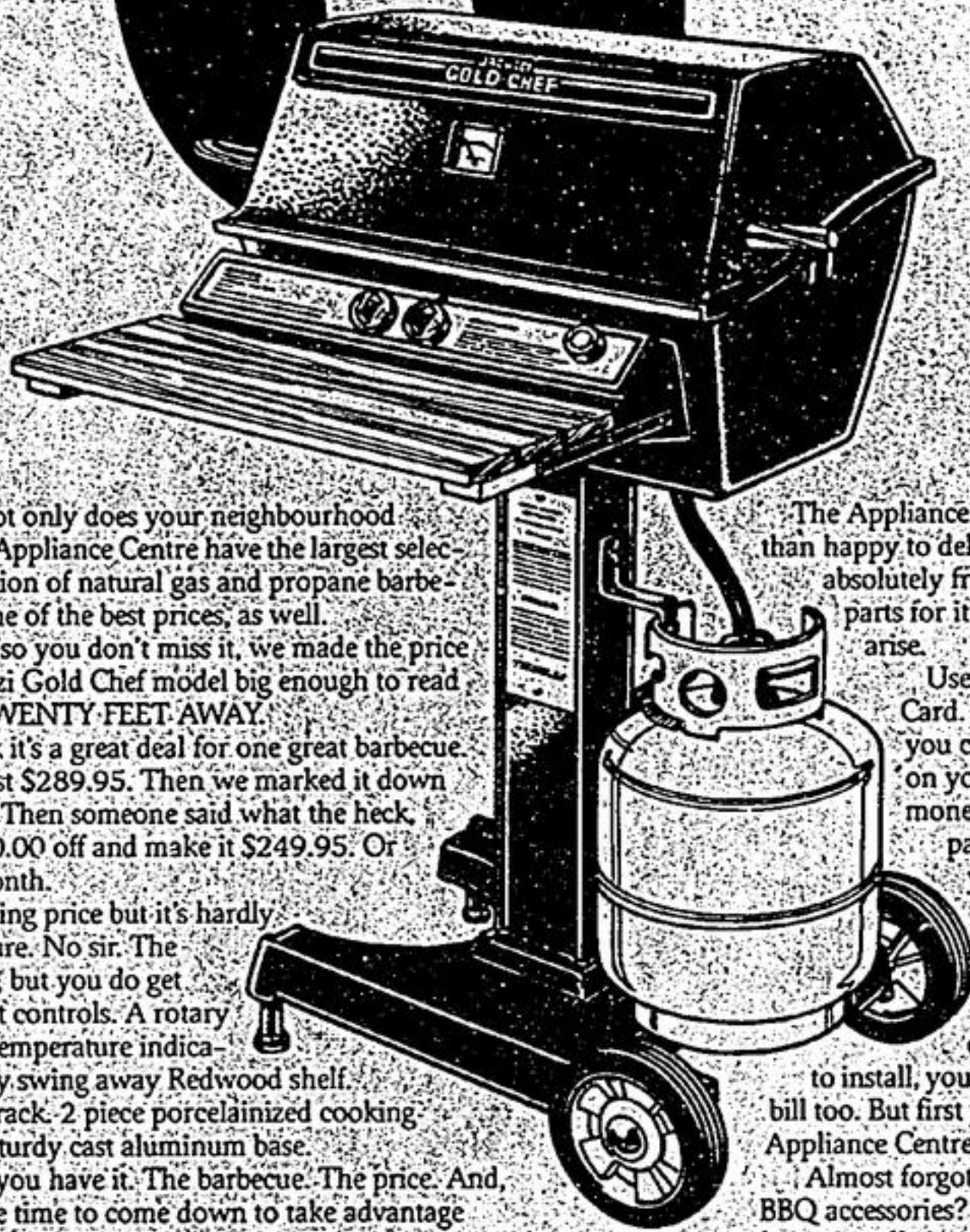
Computer prize winner

Joshua Shigris (right) looks over the new IBM PC Woodbine Ave. Also shown is The Answer Manager of Operations Bob Hopkins.

Computer Centre, which recently opened on

— Sjoerd Witteveen

\$677*



Not only does your neighbourhood Appliance Centre have the largest selection of natural gas and propane barbecues but some of the best prices, as well.

And just so you don't miss it, we made the price of this Jacuzzi Gold Chef model big enough to read from, oh, TWENTY FEET AWAY.

We think it's a great deal for one great barbecue. It used to cost \$289.95. Then we marked it down to \$269.95. Then someone said what the heck, let's take \$40.00 off and make it \$249.95. Or \$677* a month.

An amazing price but it's hardly the best feature. No sir. The tank is extra, but you do get dual up front controls. A rotary ignitor and temperature indicator. A snappy swing away Redwood shelf. A warming rack. 2 piece porcelainized cooking grids and a sturdy cast aluminum base.

So there you have it. The barbecue. The price. And, hopefully the time to come down to take advantage of both at The Appliance Centre. Of course, what you'll also get is the kind of professional advice you'll need on how to use and maintain your new BBQ in good becoming order. A BBQ that's been tested by both the Canadian Gas Association and your gas company.

The Appliance Centre will also be more than happy to deliver your barbecue absolutely free and you can obtain parts for it should the need ever arise.

Use your VISA or MasterCard. Pay cash. Or ask how you can charge your purchase on your gas bill, with no money down and low monthly payments with up to 5 years to pay.

By the by, if you ever buy anything from The Appliance Centre that requires the expertise of one of our professionals to install, you can put that on your gas bill too. But first you have to drop by The Appliance Centre.

Almost forgot. What's a BBQ without BBQ accessories? Just a barbecue. That's why we're offering those same accessories to you at a 15% savings.

And just in case this Jacuzzi Gold Chef model isn't just right for you, you'll be happy to know there are plenty of other in-store BBQ specials.

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They're portable

Royal LePage to offer mortgages

Royal LePage is entering the mortgage business.

According to George Cormack, president of Royal LePage Residential Real Estate Services, the new mortgages — which will include a pre-approval process and portability — will be available by September in Royal LePage offices across Canada.

"Much of the new mortgage package is already available," Mr. Cormack said.

Currently his firm offers "virtually the lowest mortgage interest rate available" to anyone who sells or buys through Royal LePage.

Unlike other mortgage financing packages, the Royal LePage Mortgage will be available to both vendors and purchasers directly from the company's residential real estate offices on a one-stop shopping basis.

The new mortgage will also include several other features that are unique in the mortgage and real estate businesses.

Royal LePage residential branch managers will pre-approve both home buyers and homes that have been listed for sale with the company, representing a new degree of convenience and security for consumers.

According to Darcy Warner, manager of Royal LePage's Markham/Unionville office, "we're going to pre-approve mortgages on existing house when they're listed."

First-time buyers, for exam-

ple, will know how much they can afford to spend for a home as soon as they begin looking. For vendors, it means their homes will be listed for sale with a financing package available to all potential buyers.

Purchasers will be able to talk to a local Royal LePage manager and obtain mortgage approval prior to making an offer.

"Normally people go in conditional on financing," Mr. Warner said. "We're saving them a lot of steps (with the pre-approval process)."

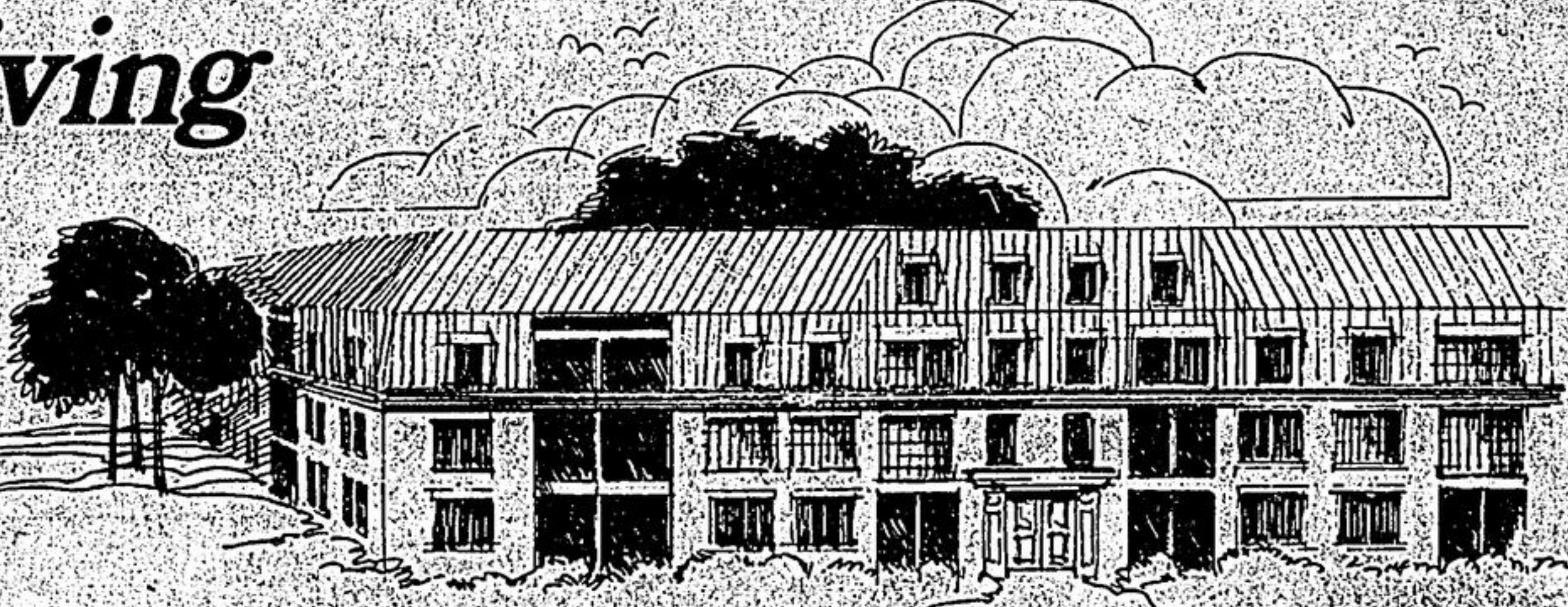
He noted that the firm will offer first mortgages with features comparable to those by chartered banks with terms of one to seven years and six-month open mortgages.

Royal LePage also offers complete portability — a feature unique in the industry. Under the plan, homeowners could transfer the mortgage on existing house to a new house," Mr. Warner said.

This portability means a saving in penalty charges because a mortgage can be transferred rather than discharged, he said.

The pre-approved aspects of the Royal LePage Mortgage are currently being pilot tested in the company's southern Toronto region. This pilot will be completed in July and then Royal LePage managers and sales representatives across the country will be trained to present the mortgage to the public.

Apartment living comes of age in lovely Unionville... from \$61,000



If your house is too big for you, try Wyndham Gardens on for size

With over 120 different suites to choose from, you're sure to find a perfect fit! Every apartment is carefully designed to provide years of gracious living...and, Wyndham Gardens is located in the heart of one of Canada's most vibrant communities. Reserve now to take advantage of low pre-construction prices!

At Wyndham Gardens, all the privileges come with age

If you're 55 or older and currently own your own home, you owe it to yourself to investigate this unique housing opportunity! Wyndham Gardens has been designed to meet the specific needs of mature adults. All the services, amenities and support facilities are

there for you if you want them...but you'll never have to sacrifice your cherished privacy or independence. You'll be close to shopping, public transportation, churches, cultural and recreational activities...but away from big-city noise and bustle. Wyndham Gardens...you've earned it!

At Wyndham Gardens, the cost of housing isn't one of life's surprises

All the advantages of both ownership and rental! Our unique financing arrangement guarantees that you will have no further lease or rental costs...ever. You therefore have the security of knowing that your new home is yours for the rest of your life, as long as you are able to live relatively independently. Common maintenance costs (taxes,

snow removal, staffing, upkeep, etc.) will be covered, condominium style, by a low monthly charge. The Unionville Home Society calls this *lifetime leasing*. It's been a resounding success in the United States, Europe and elsewhere in Ontario, and we are pleased to be able to offer it to our Wyndham Gardens residents. Feel free to ask for further details!

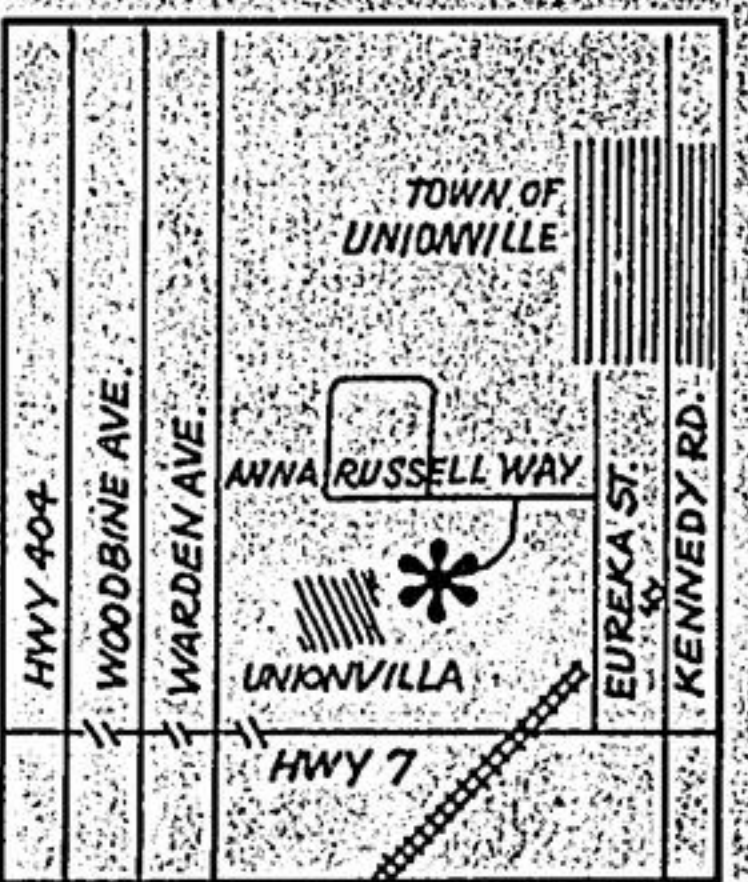
Wyndham Gardens, another non-profit housing project by the Unionville Home Society

The Unionville Home Society, formed in 1967, is dedicated to providing quality care and housing for senior adults, especially those living in the Town of Markham. It is a non-profit, non-denominational, registered charitable organiza-

tion made up of committed community volunteers.

Reserve early for the best choice

Other seniors' housing projects built by the Unionville Home Society and our renowned development team have waiting lists numbering in the hundreds. We urge you to select the perfect suite for your living needs as soon as possible. Call us immediately for a preview appointment. Be a part of the Wyndham Gardens excitement!



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