

Realtor's Insight

Fall 2006



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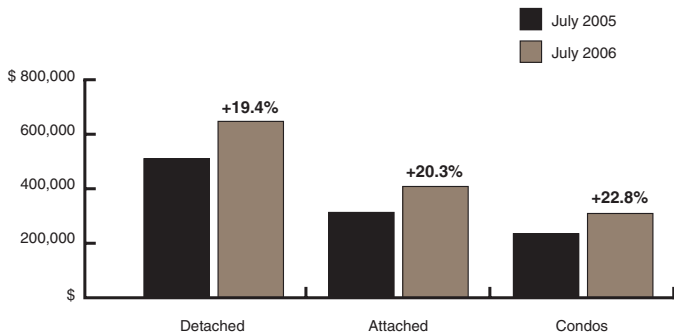
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REAL ESTATE



THE WEST COAST IS BOOMING!

Latest Greater Vancouver Stats



Source: Real Estate Board of Greater Vancouver MLS benchmark prices. Benchmarks represent a typical property within each market

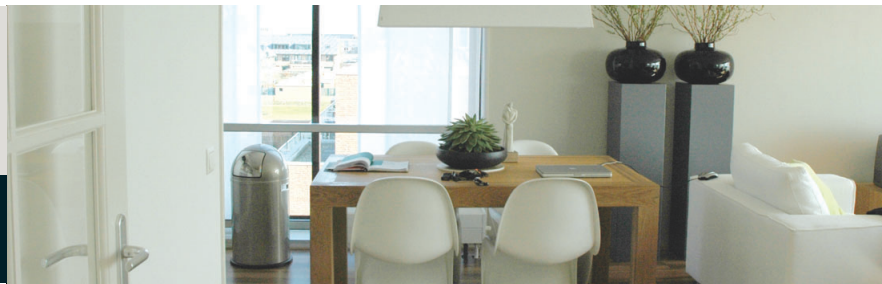
Residential construction in BC is up 16% over last year, giving BC its best year for housing starts in more than a decade. While starts closer to downtown Vancouver have slowed somewhat, new housing starts rocketed up 42% in Surrey, while Maple Ridge enjoyed a 78% increase. Analysts say the increase is because mainly developers are building more multiple-unit projects to maximize land use. Peter Simpson of the Greater Vancouver Homebuilder's Association says he thought things would have levelled off and was surprised by the June statistics that had new starts listed at 9,961.

The Canada Mortgage and Housing Corporation is forecasting BC will top 2005 numbers for new homes by building approximately 37,000 by the end of 2006, and is predicting that BC home sales will reach approximately 100,000 this year.

All these numbers are looking good as we hear more economic good news from the 2010 Olympics. Ted Nebbeling, Minister of State for 2010 Olympic Bid says, "The Olympic games will mean up to \$10 billion in total economic activity, more than 200,000 total jobs and \$2.5 billion in tax revenues."

BIG IDEAS *for* small spaces

If you want to take a small room and give it a big makeover, there are a few tricks of the trade to create a grand illusion.



When you buy furniture, make sure it does double duty. For example, many adjustable kitchen bar chairs collapse down to regular table height. They can be used for extra seating in the dining room. Choose a sofa or chair with exposed legs rather than an upholstered skirt to create an open feeling. Avoid furniture with big patterns; opt for pattern on accent cushions instead. Use soft, even lighting to eliminate shadows and don't use your ceiling lights, which will visually lower the room. Scale down on clutter and accessories and be sure to use mirrors and reflective surfaces. Glass tables allow a room to breathe.

When choosing paint, soft monochromatic colours work well. To visually expand the height of a space, try using vertical striped wallpaper in a small bathroom or hallway. The best combos are white or neutral and a light tone. For a fresh powder room look, try using vertical white and pale yellow stripes.

No matter how small your space is, look at every nook and cranny. Don't think about the problems, think about the possibilities!

Thinking of Selling your Home?

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If you use Canadian Mortgage and Housing insured financing to buy an energy efficient home, you could receive a 10% refund on your mortgage insurance premium. You'll qualify for savings if your new home:

- is an energy-efficient R-2000 model
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- was or will be built under the CMHC-eligible energy-efficient building program
- is a condominium unit that meets the requirements of Natural Resources Canada Commercial Building Incentive Program

Check the Canada Mortgage and Housing Corporation website at: www.cmhc.ca for more details.



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- an additional \$100 credit if your new heating equipment is operated by a variable speed motor

You'll also save on PST. All ENERGY STAR® qualified high-efficiency natural gas space-heating systems are exempt from provincial tax until 2007. Remember, the Terasen offer only lasts until December 31, 2006. For more information visit www.terasengas.com



SWEAT EQUITY

Pack your bag and head out into the cold autumn mist, or trudge down the hall to your own home gym? Hmmm. If you're a homebody, and if you shop wisely, it shouldn't cost a lot to set up your own workout space.

Scan the local newspapers for used equipment. There are others who have gone before you who weren't as committed to exercise as you are. Whether you choose a bedroom corner, a garage, the basement or a spare room for your exercise area, you should allow for ample space around the gear. According to the Greater Vancouver Homebuilders Association, you'll need:

- 35 sq. ft. for a single-station gym
- 30 sq. ft. for a treadmill
- 10 sq. ft. for a stationary bike
- 10 – 20 sq. ft. for a stair climber
- 20 – 50 sq. ft. for free weights

You may want to add a mirrored wall, television, DVD player or stereo to keep you energized. Install carpeting or add a lush area rug. Keep a workout mat handy, and to cool down – a ceiling fan. Add a big, funky wall clock to your new gym. Time will fly if you love the space you're in!



If you are thinking about selling or buying a home, contact me today!

Choose Accountability
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