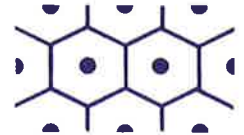


newsletter



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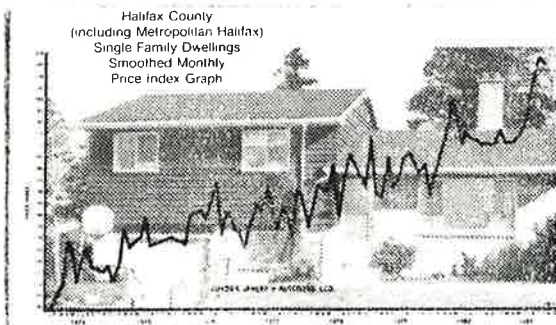
Update



We are glad to welcome Lee Weatherby to our Board of Directors. Lee is a senior appraiser with our firm and is an Accredited Appraiser of the Appraisal Institute of Canada and a Professional Associate of the Royal Institution of Chartered Surveyors.

Lee came to Nova Scotia from Yorkshire, England and the mention of marzipan or black pudding still brings a glazed look to his eyes.

Residential Report



We have recently completed our study of single family dwelling prices. In order to achieve as great a degree of uniformity as possible, our analysis is restricted to single family homes in Halifax County, including the Halifax/Dartmouth Metropolitan Area. This year, for the first time, our database has been expanded to include exclusive sales sold through the offices of four of the major real estate brokers. We believe that they are the main brokers

selling properties on an "exclusive listing" basis. Their sales have been poured into our computer, then stirred and mixed with the sales sold through the Nova Scotia Real Estate Association's Multiple Listing Service, to give as comprehensive an array of sales as possible.

Inter-Year Price Movements

Our study for 1983 covered the first 11 months of the year, since data for the remaining month was not available at the time of going to print. The average sale price during the year was \$73,586. This is an increase of 13.41% over the same

period in 1982. Price increases in each of the past nine years, over the year earlier, have been as follows:-

<u>Year</u>	<u>Increase</u>
1975	8.29%
1976	8.02%
1977	2.15%
1978	8.16%
1979	2.54%
1980	9.52%
1981	10.84%
1982	5.48%
1983	13.41%

Last Nail in the Coffin

The refusal of the Nova Scotian government to implement the Commission of Inquiry on Rents' recommendation calling for the phasing out of rent review signals the end of private sector rental development in the province. The other 18 recommendations of the Commission, headed by retired Supreme Court Justice Thomas H. Coffin are apparently to be adopted and implemented in legislation during 1984. Unfortunately, many are not conducive to creating a climate favourable to private sector involvement in the provision of rental accommodation: they only make sense in the context of the report's recommended 5 year phased withdrawal from rent control.

The provincial government's decision is a curious action for a political party elected, and supposedly dedicated, to the concept of free enterprise. All the more so because the Coffin report's analysis of the effects of rent review was clear, concise and unequivocal. Noting that decontrol will take at least three years to bring new housing on the market, the report concluded that a phased withdrawal over five years could "result in a surplus of housing which will allow the market to control rents. This will only happen if landlords know that rent review will disappear at a specified time or in a specified way".

Other Nails in the Coffin

The following recommendations are apparently to be implemented in 1984:

- (1) Secrecy and Regulations - the Rent Review Commission has to operate in an open and non-secreitive manner.
- ✓ (2) Standard Lease - a standard lease is to be adopted for all residential tenancies.
- ✓ (3) No Agreements for Exemption - landlords and tenants will not be allowed to agree to 'opt out' of any landlord/tenant legislation.
- x (4) Security Deposit - this is to be paid to the Residential Tenancies Board, to be held without interest until 10 days after the tenancy ends unless the Landlord lays claim to it under the Act.
- ✓ (5) Security of Tenure - a good tenant of at least 5 years' standing is to be entitled to security of tenure.
- (6) Applications for Rent Increases have to inform the tenant of their right to intervene.
- ✓ (7) One Increase Only in Any Twelve Month Period
- (8) Work Performed by the Landlord using his/her own labour has to be taken into account for rent review purposes.

- (9) Projected Repairs or Renovations - the condition of the premises has to be considered. Where the promised repairs fail to materialize the rents have to be rolled back.
- (10) Condition of the Premises - a provision should be included that applies whether or not the state of non-repair was known to the tenant before she/he took possession.
- (11) Mortgage Interest is to be disregarded for calculating the rent if the proceeds of the increased mortgage are invested in another asset.
- (12) Mortgage Foreclosure - the tenant is to have 3 month's security of tenure after the mortgage foreclosure.
- (13) Condominium Conversion - to be prohibited except in certain special circumstances.
- (14) Co-operative Housing - to be exempted from the Rent Review Act.
- (15) Mobile Homes - to be treated the same as other rental accommodation. A mobile home renter is to have 3 month's security of tenure; a mobile home pad renter is to have 6 month's security of tenure.
- (16) Reprisals are prohibited on pain of a fine of up to \$1,000.
- (17) Residential Tenancies Board is to continue.
- (18) Advisory Board is to be appointed to assist the Rent Review Commission. This board is to include a professional accountant, a person experienced in real estate and a representative of the social services sector.

Metrification Madness - A Mess of Mental Midgets!



Metrification now appears to be the latest Ottawa/Provincial football. The announcement that the Provinces of Nova Scotia, British Columbia and Alberta are to start posting some road signs in imperial measure can only add more confusion to an already confused situation.

To firms like ourselves, and the rest of the real estate industry who converted to metric in January 1980, it signals the prolongation of the expensive exercise of working in dual measurement. The ostensive reason promulgated by the Government of Nova Scotia is that 'the people have the right to choose'. A very noble sentiment: how fortunate that they weren't in power when the province changed from driving on the left, to the right side of the road!

HAVE A GOOD NEW YEAR