

# Royal LePage Gives Back to Make Communities Safer



At the 5th Annual National Garage Sale for Shelter, Royal LePage offices continue the tradition of raising funds for women's shelters and programs that help stop family violence

The 5th Annual National Garage Sale for Shelter held in May 2013 was a huge success. Royal LePage professionals from across Canada worked tirelessly to organize a Garage Sale for Shelter in their community, incorporating fun, family-friendly activities alongside the great deals. In return, they had the rewarding experience of giving back to their communities in a tangible way, raising over \$365,000 for local women's shelters. Thanks to the dedication and hard work of Royal LePage brokers, agents, managers and staff, \$1.6 million has been raised since the inception of this national event in 2009.

"With the funds raised at the National Garage Sale for Shelter, women and children seeking an escape from violence will find safety and the chance for a new beginning at their local shelter," said Shanan Spencer-Brown, Executive Director of the Royal LePage Shelter Foundation. "Royal LePage is proud to underwrite all administrative costs of the Shelter Foundation, so one hundred percent of funds raised to go directly to the cause."

Royal LePage REALTORS® recognize that home is not a safe place for the thousands of women and children who experience domestic violence. That's why the Royal LePage Shelter Foundation was established in 1998 and since then, through fundraising events like the National Garage Sale for Shelter and donations from Royal LePage brokers and agents, more than \$16 million has been raised in support of 200 women's shelters as well as programs that help abused women and children rebuild their lives and youth anti-violence education.

From July 2 to October 9, 2013, Royal LePage brokers, agents, managers and staff will celebrate Royal LePage's 100-year anniversary by participating in a special fundraising and volunteer campaign – *100 Days for Shelter*. Launching on Royal LePage's official birthday, offices nationwide will host fundraisers of all shapes and sizes and will organize a volunteer project in support of their local women's shelter.

"Creativity and fun is strongly encouraged," said Shanan Spencer-Brown, "A group of Royal LePageters are collecting pledges to participate in a 100 holes golf marathon and an agent is hosting a shower in honor of the impending Royal baby and collecting baby gifts to donate to her local shelter."

Royal LePage Shelter Foundation Charitable registration number: 88253 1304 RR0001

"Helping You Is What We Do™ is not just a tagline, it is our corporate philosophy and it translates into a collective commitment to giving back to the community," said Phil Soper, Royal LePage President and CEO. "Royal LePage professionals are tireless in their efforts to create safer homes and safer communities through the Royal LePage Shelter Foundation."

In addition to the support of many local sponsors and partners, a special thank you goes out to the Royal LePage Shelter Foundation national sponsors: TD Canada Trust Mobile Mortgage Specialists, Atlas Van Lines Canada and Your Commission Today™.



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# The Homeowner



Helping you is what we do.™

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Helping you is what we do.

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I hope you find this newsletter informative and entertaining.

Whether you are making a move or curious about the real estate trend in your area, please feel free to contact me at the number below. I am always happy to answer your real estate needs.

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## Second Quarter Market Trends Defy Suggestions of Housing Bubbles

The average price of a home in Canada increased between 1.2 per cent and 2.7 per cent in the second quarter of 2013, according to the Royal LePage House Price Survey and Market Survey Forecast, released in July.

According to the survey, markets across the country continue to post gains. In the second quarter, standard two-storey homes and detached bungalows both showed a year-over-year average price increase of 2.7 per cent to \$419,614 and \$386,547 respectively. Average prices for standard condominiums showed a more modest increase during the same period, rising 1.2 per cent to \$248,750. Royal LePage forecasts that house prices will see modest gains throughout the remainder of 2013, projecting a 3.0 per cent increase for the full year when compared to 2012.

Dialogue concerning the direction of Canada's housing market has remained front and centre in recent months. Changes to Canada's mortgage lending rules in mid-2012 coupled with concerns about consumer debt levels, housing affordability in cities like Toronto and Vancouver and continued international economic uncertainty have prompted a number of analysts to forecast large downward price adjustments.

"As we have stated consistently since the current market downturn began late in the second quarter of 2012, this is a normal cyclical correction which brings fewer home sales and softer prices. Those hoping their predictions of a bursting bubble and cataclysmic drops in home values will come true are out of luck again," said Phil Soper, Royal LePage President and CEO. "Price appreciation in most markets across the country has been well below the long-term average for Canada and will remain

so through to the end of the year. We expect to see the number of homes trading hands to begin to rise slightly on a year-over-year basis in the second half of 2013, with price softness continuing until mid-2014, at which point we'll see an emergence from the current cycle."

As of late, the condominium sector has moved to the forefront of discussions concerning the health of Canada's real estate market with fears of oversupply in major centres like Toronto. Yet, condominium prices remained flat or posted year-over-year gains in nearly all Canadian cities in the second quarter, with a couple of exceptions in British Columbia. While condominium prices in Vancouver saw a 3.3 per cent decrease when compared to the same period in 2012, signs of an early recovery are evident across the Lower Mainland of British Columbia.

"We believe condominiums will be a housing class of increasing importance in the Canada of the future," said Soper. "In the short-term we anticipate some market uncertainty and moderate price adjustments, particularly in Toronto which is working through a supply spike, however, the medium and long-term prognosis remains very positive. Demographic and city planning trends, in conjunction with shifting consumer preferences, remain supportive of this housing category."

For more information, please see the Royal LePage Survey of Canadian House Prices at [www.royallepage.ca](http://www.royallepage.ca).

If you are wondering what your home is worth, please contact me and let me put my expertise to work for you!

### Survey of Canadian Average House Prices in the Second Quarter 2013

|               | Detached Bungalow |          | Standard Two Storey |          | Standard Condominium |          |
|---------------|-------------------|----------|---------------------|----------|----------------------|----------|
|               | Q2 2013 Average   | % Change | Q2 2013 Average     | % Change | Q2 2013 Average      | % Change |
| St. John's    | \$ 290,000        | 5.2%     | \$ 392,667          | 6.8%     | \$ 309,333           | 7.5%     |
| Halifax       | \$ 288,667        | 1.0%     | \$ 333,167          | 5.0%     | \$ 215,950           | 5.1%     |
| Charlottetown | \$ 173,000        | 0.6%     | \$ 205,000          | 1.0%     | \$ 128,000           | 0.8%     |
| Moncton       | \$ 153,000        | 6.3%     | \$ 143,300          | 3.8%     | N/A                  | N/A      |
| Fredericton   | \$ 207,000        | 1.0%     | \$ 220,000          | 2.3%     | \$ 158,000           | 0.6%     |
| Saint John    | \$ 177,828        | 1.6%     | \$ 279,922          | 0.1%     | \$ 158,068           | 0.0%     |
| Montreal      | \$ 288,868        | 2.7%     | \$ 397,643          | 3.3%     | \$ 240,306           | 1.6%     |
| Ottawa        | \$ 396,483        | 1.9%     | \$ 398,983          | 1.8%     | \$ 259,417           | -0.1%    |
| Toronto       | \$ 577,495        | 3.1%     | \$ 683,241          | 2.2%     | \$ 366,189           | 0.7%     |
| Hamilton      | \$ 222,761        | 4.0%     | \$ 294,928          | 2.8%     | N/A                  | N/A      |
| Winnipeg      | \$ 305,010        | 0.6%     | \$ 344,598          | 7.1%     | \$ 198,431           | 4.4%     |
| Regina        | \$ 330,000        | 3.0%     | \$ 363,000          | 4.5%     | \$ 205,500           | -1.1%    |
| Saskatoon     | \$ 369,250        | 5.2%     | \$ 394,250          | 3.9%     | \$ 255,500           | -0.3%    |
| Calgary       | \$ 457,889        | 5.9%     | \$ 453,789          | 6.7%     | \$ 261,933           | 6.0%     |
| Edmonton      | \$ 347,344        | 5.9%     | \$ 361,636          | 2.2%     | \$ 204,755           | 1.9%     |
| Vancouver     | \$1,052,500       | -3.2%    | \$ 1,151,250        | -2.3%    | \$ 490,475           | -3.3%    |
| Victoria      | \$ 453,100        | -1.5%    | \$ 461,000          | 0.0%     | \$ 267,400           | -4.5%    |
| National      | \$ 386,547        | 2.7%     | \$ 419,614          | 2.7%     | \$ 248,750           | 1.2%     |



# The Way We Worked

## How Working Around the Home Has Changed Over the Last Century

As you prepare your home for cooler temperatures this autumn, chores like furnace maintenance and storing away outdoor furniture may feel like pure drudgery, but you may not realize how relatively easy you have it. To commemorate the 100-year anniversary of Royal LePage, The Homeowner invites you to pause for a moment and consider how home related chores have evolved.

### Keeping Warm & Fed

In 1913, before the advent of central heating, wood fires and coal stoves provided for both heat and sustenance. Wood had to be chopped and stockpiled in preparation for the colder months. For coal-fired ranges, a continuous flow of coal from the coal cellar was required as over 80 per cent of the heat escaped up the chimney. Most cooking took place on the coal stove, but consistent heating was impossible rendering them tedious to use and, by their nature, messy to maintain.

Fruits and vegetables were cultivated in backyard gardens, a portion of which would be preserved for storing to nourish a family through the long winter. Food shopping occurred almost daily in more urban areas where butchers, bakers, milkmen and green grocers either delivered to the door via horse and wagon, or were a simple stroll away. While the first refrigerator for home use was invented in 1913, it would still be some time until domestic refrigerators became commonplace. The average family instead relied upon an insulated ice box which contained a block of ice that cooled the food stored below. Melted ice collected in a bottom tray and had to be emptied daily.

### Keeping Clean & Tidy

Indoor plumbing was relatively new and primarily exclusive to urban areas a century ago. Personal hygiene was largely restricted to washing body parts from a water basin and full immersion bathing was only a weekly event for the very few fortunate enough to have a bathtub. Canadians boiled water and used lye to labouriously wash and wring the few articles of clothing they had by hand, hanging them to dry outside or near the fireplace. Wrinkles were worked out with a fire-heated flat iron. Today's older generations can easily remember life without washing machines, clothes dryers and electric irons as these appliances are more of a mid-twentieth century convenience.

Keeping the home spic-and-span was a full-time challenge without today's labour saving devices. Vinegar, salt, baking soda and water were the natural cleaners of choice as commercially produced cleaning solutions and disinfectants were still years away. Without vacuum cleaners, carpets, curtains, bedding and upholstery had to be moved outdoors, hung on a clothes line and struck repeatedly with a carpet beater to loosen trapped dirt. While indoor bathrooms were a rarity, chamber pots and outhouses still needed daily attention to keep them fresh.

### Evolving Home & Family

Keeping the home tidy and the family clean and fed was a full time pursuit for the average Canadian female one hundred years ago. Mothers with an average of 3.5 children worked in the home every day and their husbands worked on the land or in the city, six or seven days a week.



YEARS OF HELPING YOU HOME



Glenbow Archives NA-2685-98

Washday on a farm near Vulcan, AB (1920)

Women now comprise approximately half of the Canadian labour force and have an average of 1.6 children. A five-day work week is standard and one in five Canadians telecommute to work from the comfort of their home. Canadians of ever more varied ethnicities inhabit households that are increasingly complex in composition than the traditional nuclear family. With all of these changes, in an information age, it's not hard to imagine that more change is inevitable. While it may be hard to imagine exactly how, the way we live and work around the home will undoubtedly evolve considerably in the next hundred years!

# Mantel Magic

## How to Make Your Mantel Your Home's Centerpiece

It's that wonderful, wistful time of year when tawny leaves, pumpkins, and log fires conjure up the essence of fall. Make your fireplace mantel a focus of all things this vibrant season has to offer with a few simple decorating ideas. If you don't have a mantel, the same suggestions can be applied to a buffet, bookcase top, or sofa table.

### Gather the Ingredients and Get Started

Gather together a few clear glass vases or bowls, earth tone plaid ribbon and raffia. Take your cue from nature and pick some autumn leaves, branches and pinecones on your walks and shop for a selection of gourds from your local market. Beautiful amber glass pieces, which can be found in most department or thrift stores, create instant warmth and come to life at night with a tea light in the base. With these items in hand, you are ready to start decorating.

For an instant dash of fall, fill a squat glass bowl with the small gourds. For a long lasting inexpensive feature, spray paint the pinecones gold and display them in a hurricane glass. If you're looking for a more dramatic natural look, showcase long bare branches in a tall vase or try tying earth toned plaid table napkins with raffia and placing them in a long clear vase. Try different combinations of glass ware with the items you've collected to form an eye catching centre piece for your mantel.

### Set the Mood

Candles create a calm and relaxing atmosphere and are a feature of most fireplace mantels or tables. Go for natural candles such as honey-toned beeswax. Although slightly more expensive than regular candles, they burn longer, don't emit noxious fumes, and are safer for those with allergies.



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A brass candle snuffer on your mantel adds a touch of nostalgia and will come in handy, as beeswax candles should be snuffed out and never blown. If you don't plan on lighting the candles, decorate them with tied plaid ribbon or raffia for that festive look.

### Bring Out the Wow

A rustic look atop your mantelpiece brings the beauty of the season indoors but don't forget what's around it. Paste spectacular red and amber leaves onto a small board and display in an old stand-up frame. Create vibrancy with a vintage wreath using florist's wire, coloured yarn, and faux foliage. If there's a mirror above your mantel, suspend your wreath over it with a plaid ribbon.

Add further interest by stacking together a few old books tied up with twine, fill wooden or glass bowls with nuts, and drape a string of tiny white LED lights over everything for extra sparkle at night.

A Canadian fall is a confectionery of colour. Let your mantel, buffet or table reflect this sensational season. It will uplift the spirits of family, friends, and all who you welcome into your home. Enjoy!

# The Bar Essentials

## Raise the Bar at Your Social Gatherings

Home entertaining is more popular and casual than ever before, and with the addition of a home bar, you enhance the ambiance of all your parties. Whether it's a portable mini bar in a condo or a large wet bar in a basement, your home bar will delight your guests, not to mention potential home buyers down the road.

### Wet or Dry

A home bar should complement your space and serve your entertaining needs. Home bars are part of the social setting and are therefore best located where you entertain or lounge in your home. A dry bar has a work surface and shelving for storing or displaying wines, spirits, glassware and bartending accoutrements. It may also include a small refrigerator to keep beverage mixes and garnishes fresh and cool, and ice cubes handy. Wet bars simply incorporate a separate sink and perhaps a small dishwasher to facilitate easy clean up. This keeps the main kitchen area free for more involved food preparation when entertaining.

### Design with Your Home in Mind

Consider a design that matches your preferred entertainment style – sophisticated lounge, sports bar, private member's club, traditional public house. Choose a layout that optimizes the flow of social interaction in your chosen location – L-shaped, semi-circular or linear design. For smaller spaces, mini bars can be concealed within multi-functional furniture, or exposed as part of your furniture ensemble. If your bar will be near the kitchen, keeping the cabinetry the same style offers a clean,



seamless look. Basement bars will need appropriate access to plumbing and electrical outlets for bar related appliances like blenders. Bar tops and work surfaces can be made from a variety of materials including tile, wood, stone or granite.

### Serve Up Some Style with Accessories

Decorating your bar helps complete the look – consider accessories like abstract artwork, sports memorabilia with a neon bar sign, wood and studded leather, old pictures and collectibles. Hanging a large mirror on the back wall enlarges the space and reflects glasses and lighting. A wine rack above or below the bar, and shelves for items such as blenders and glasses are key elements of a bar, but consider adding a popcorn maker for movie nights and an electric kettle with tea bags and specialty coffees for designated drivers. Of course, no bar is complete without an authentic “last call” bell.

### Go Small for Small Spaces

For condos or small spaces a portable mini bar or bar cabinet is the answer as they can easily be incorporated into any room's style. When made from lightweight materials, with added hinged sides and casters, the bar can be moved from room to room and even outdoors to patios. This means you can take it with you when you move or, if it is light enough, bring it to your cottage for the weekend.