

# Oakville & Burlington Market Watch

**Timing Market – What New Budget Means  
to You**

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## Home Inspection Industry Regulations

On April 20, 2017 the Ontario government passed legislation will bring the home inspection industry under regulation. At present, home inspectors are a rare example of professionals that have a role in real estate transactions and remain unregulated at the provincial level.

Bill 59, the Putting Consumers First Act, will introduce mandatory qualifications and licensing for home inspectors and set minimum standards for contracts, home inspection reports, disclosures and the performance of home inspections. The proposed legislation reflects a 16-member expert panel’s 35 recommendations, which both consumers and industry endorsed, the Ontario government stated in a news release.

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**Darlene Darragh**

**Award Winning Sales Representative 2013 - 2016**

**CENTURION® Producer\***



## Home Inspection Industry Regulated

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The Putting Consumers First Act also introduces new rules for door-to-door sales and payday loans.

“The Putting Consumers First Act strengthens consumer protection at home and in the marketplace,” Minister of Government and Consumer Services Tracy MacCharles said in the release. “New regulations will ensure that people aren’t being taken advantage of through unsolicited door-to-door sales — that home buyers get regulated home inspection services — and that consumers receive fair and transparent payday loan and debt collection options.” The Ontario Real Estate Association (OREA) welcomed the news in a release issued this afternoon.

“OREA is pleased to hear that Bill 59 passed in the Ontario legislature which will license home inspectors and regulate the home inspection industry,” Ettore Cardarelli, president of OREA, stated in the release. “Ontario REALTORS® look forward to working with the province as it moves towards the implementation of this important bill, which will help consumers receive reliable information and high professional standards on one of the biggest purchases of their lives.”

## Redevelopment plans for the Former Hospital site moving

Council approved a comprehensive plan to safely demolish the former hospital and Helen Lawson buildings – marking a big step forward in the town’s five-year redevelopment plans of the former hospital site.

The overall demolition and remediation plan includes an abatement strategy for designated substances found in the buildings and on site, as well as best management practices the town will use to address community concerns over site maintenance, dust, noise, vibration and truck traffic during the demolition process.

“The town and all members of council are committed to safely deconstructing the former hospital and Helen Lawson buildings and we are confident our demolition strategy will successfully guide the process. The community consultations we’ve held to date were critical in getting us to this point and we will continue to keep you informed throughout the project,” said Oakville Mayor Rob Burton.

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## Century 21 Award Ceremonies



*"Now is the time to list your property with the inventory being so low".*

**Century 21 Centurion Award  
Recipient of a 2016 Centurion® Award.**

"To achieve Centurion status is to earn one of the most prestigious awards presented to a Century 21 producer, individual, or team. Only a small number of sales professionals in the Century 21 System ever reach this elevated status."

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WHEN YOU LIST WITH ME

# Darlene Darragh

Award Winning Sales Representative 2013 - 2016

CENTURION® Producer 2016

\*

Contact me at  
905-484-4653  
for details



## Redevelopment plans for the Former Hospital site moving forward

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In response to recent public feedback at the Administrative Services Committee (ASC) meeting last week, Council approved recommendations by ASC for additional mitigation measures including using ‘broadband’ backup alarms on trucks instead of backup beepers, and avoiding crushing or other noisy work on Saturdays.

This summer, the contractors will begin site preparation. The overall demolition and site remediation will take approximately 12 months to complete. The development of the new community centre will begin in late 2018 with an opening scheduled for fall 2020.

A Special Council Meeting will be held on May 2 where Council will hear about the Parks, Recreation, Libraries Master Plan update, the proposed amenities and program requirements for the community centre, and the next steps in the project regarding the overall site planning options.

Further public engagement about the community centre, park and future residential will take place this spring before coming back to Council in June.

The former site of the Oakville-Trafalgar Memorial Hospital (OTMH) was part of the town's overall South Central Public Lands Study (SCPLS) which reviewed a number of key sites owned by the town in south central Oakville (e.g. surplus school sites, Oakville Arena) and made recommendations about their future use, including recreation uses.

Source: Town of Oakville



## “Lets Talk Real Estate” Podcasts

I am thrilled to expand my online marketing to now include podcasts in addition to video.

Starting in July we launched the “Let’s Talk Real Estate – Let’s Get Real Podcast series.

The response has been overwhelming. We are talking about topics submitted by the viewers and includes topics such as:

- Staging
- Selling your home on your own
- Discount brokerage pitfalls
- Renovating
- Buying a home for your children
- Buying investment properties

You can listen to these podcast by:

- Following my social media sites
- Accessing a direct link from the [www.OakvilleDailyHouses.com](http://www.OakvilleDailyHouses.com) or [www.BurlingtonDailyHouses.com](http://www.BurlingtonDailyHouses.com) website posts or emails if you are on my automatic daily listing emails
- Selecting Podcast on the [www.DarleneDarragh.com](http://www.DarleneDarragh.com) or [www.HomeSaleDivas.com](http://www.HomeSaleDivas.com)

## New Listing



### **BLOOR PROMENADE**

We are taking registrations at the moment, project launched, floor plans and price list is now available. If you are interested in the project, please send me email or text me (your name and email) at 905-484-4653 for floor plan and prices in the VIP phase.

At Islington Subway Station, Intersection of Bloor and Islington.

Bloor Promenade is the place to be. This third and final phase of Islington Terrace puts you right at a key transportation center, Islington Station.



A vibrant neighbourhood invites you to actively dine out, shop or simply explore. Feeling energetic closer to home? Check out the over 50,000 square feet of amenities that await to indulge you at Islington Terrace.

## Burlington Ranked in Top 10 Small Cities for Business Friendliness

*Burlington is ranked in top 10 for business friendly environment by the Financial Times 2017/18 American fDi Cities of the Future*

Burlington has once again been named one of Canada's best places to do business. In the FDI's [American Cities of the Future 2017/2018 report](#) released April 10, Burlington ranked 10th in the business friendly environment category among small cities. The report cites Burlington's strategic location and proximity to several top post-secondary institutions as key highlights that help to attract a number of high-profile companies in a range of industries. This includes everything from advanced manufacturing, food processing, metal fabrication and packaging to financial services, IT, life sciences, transportation and logistics.

According to Burlington Mayor Rick Golding "Burlington is one of the best places in Canada to live and work. Our city is open for business, with extensive economic opportunities. We are proud to be opening an innovation centre in Burlington in June 2017. This initiative, led by the Burlington Economic Development Corporation, will help businesses looking to start-up or grow in Burlington, as well as established companies looking to innovate."

BEDC (Burlington Economic Development Corporation) supports companies looking to start, grow and locate in Burlington and are continuing their efforts to help make Burlington a supportive business environment. "Through our new Innovation Centre we are hoping to build an even more robust, friendly and networked business environment that can provide the support companies need to start and grow their business in our community." said BEDC Executive Director, Frank McKeown.

Source: Town of Burlington

**SOLD**



**1385 Heritage Way (Glen Abbey) Oakville**

**Highest Sale Ever on Street**

**Listed at 1,300,000 (sold over list price)**

I am thrilled to have sold my latest listing in Glen Abbey for the highest price ever on the street on the first day offers were accepted. Working with these incredible sellers, we got the home ready, strategically priced the home and marketed the house locally, nationally and internationally.

This 4+3 bedroom home with a stunning gourmet kitchen and walking distance to many local schools, was a real gem.

When I meet with clients I go over strategy and marketing that includes reaching many boards, relocation clients and international buyers on MLS across the globe.

If you are thinking or buying, email me at [Darlene@homesaledivas.com](mailto:Darlene@homesaledivas.com) or call/text me at 905-484-4653 for a confidential discussion on how to maximize your equity, find a home or relocate.

## Timing the Market – What You Need to Know with New Budget Coming

We are hearing a lot these days from the government about cooling the ‘hot’ real estate market with new regulations.

Three levels of government met on April 18, 2017 and their announcements were not specific but there were some hints of possible options they may be considering. Many are saying we are starting to see a bit of a slowdown with less multiple offers and homes staying on the market longer as inventory increases. The cooling may be naturally happening although most are in agreement that foreign buying may need some regulations to make sure Canadians are not permanently priced out of their own neighbourhoods.

The government needs to be careful about cooling the market with regulations like those imposed in BC as many of those were quietly rolled back for select groups. The immediate result resulted in a 45% decrease although some stats indicate they are on the rebound.

Here are some of the options being considered:

- Foreign buyers tax
- Flipping tax
- Capital gains tax rate
- Real estate bidding war regulations
- Taxing vacant homes
- End cheap credit for speculators
- Regulating “property scalpers”

Now I go into further detail about this during my Timing the Market and What the New Budget Means to you podcast at <http://darlenedarragh.com/timing-the-market-and-what-the-budget-means-to-you/>

# Your trust means so much to me

Selling your home is a privilege.

Real estate is my passion because I truly believe that once my clients' home life is settled, everything else falls into place.

With a passion for homes and over 30+ combined years experience in real estate sales, communications, marketing, negotiations, website design, social media marketing, relocations, decorating and staging, I know your home and your needs are as unique as you are!



*My experience, dedication and attention to detail throughout the entire sale and/or buying process will provide you with the results you expect.*

## What kind of Realtor am I?

When most people think of the word "REALTOR®", the image of a professional helping someone buy or sell a home comes to mind. Of course, that's a big part of the job! But as your REALTOR®, I also consider it my job to help you enjoy your home between transactions.

How do I do that?

This informative newsletter is one way. Another is to invite you to give me a call when you have questions about the real estate market or want to know the current market value of your home.

If you need some work done around the property, I may also be able to recommend a good contractor from amongst the reputable home professionals I know.

Is there any other way I can be of service? Please let me know!

## Darlene Darragh

Sales Representative

Century 21 Dreams Inc., Brokerage\*

61 Lakeshore Road West

Oakville, Ontario

Office: 905-338-1515

Direct: 905-484-4653

[Darlene@HomeSaleDivas.com](mailto:Darlene@HomeSaleDivas.com)

[www.HomeSaleDivas.com](http://www.HomeSaleDivas.com)

[www.DarleneDarragh.com](http://www.DarleneDarragh.com)

[www.OakvilleDailyHouses.com](http://www.OakvilleDailyHouses.com)

[www.BurlingtonDailyHouses.com](http://www.BurlingtonDailyHouses.com)

[www.OakvilleMarketWatch.com](http://www.OakvilleMarketWatch.com)

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