

REAL ESTATE NEWS

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The Recession is Over, Says Bank of Canada

The Bank of Canada announced on July 24 that **a global economic recovery has begun**, but that policies implemented by government authorities are essential to sustaining growth. Canada is expected to post positive growth in the third quarter of 2009 and finish the year with a 2.3 per cent decrease in real gross domestic product (GDP). Bank economists predict that the economy will grow by 3 per cent in 2010 and 3.5 per cent in 2011.

Record-Breaking Month of July for MLS® Sales in Québec

Residential MLS® sales reached new heights in July 2009 with 6,569 properties sold across the province, the most transactions ever recorded for the month of July. This represents a 12 per cent growth in sales compared to July 2008, and is the largest monthly increase in Québec since September 2008. The Montréal (+19 per cent) and Sherbrooke (+16 per cent) Metropolitan Areas registered the largest increases. ■

For more info visit www.gmreb.qc.ca

Demystifying tree roots!

Roots of trees are often accused of blocking pipes, lifting sidewalks and drilling foundations. It's time to demystify the causes behind the problems.

PIPES:

- Roots naturally develop near soil surface (90% are in the first 50 cm) and rarely grow down to 1.5 m, where the pipes are located. The deeper the roots, the smaller they are.
- Roots don't have water sensors and can't puncture pipes. They grow in the direction of an already existing leakage. They will grow through the opening. Any tree can invade DEFECTIVE pipes.
- The best way to repair blocked sewer is to replace it with a new one. Cutting down the nearest tree may not fix the problem since it can be the roots of any other tree.



SIDEWALKS:

- Roots are not pneumatic drills. At first, they are soft and cannot exert pressure on obstacles. They will walk around an object they meet. If there is an opening crack in the foundation of sidewalk, the roots can infiltrate the structure. Once in place, they will harden in the position. The sidewalk cannot regain its initial position.
- Cutting down a tree will not protect a badly constructed sidewalk against freeze and thaw cycles.

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Real Estate Statistics

Source: MLS Statistics TOTAL LISTINGS

		Sept. 2009	Sept. 2008
DDO	# for sale	192	240
	# sold	34	33
Kirkland	# for sale	73	101
	# sold	19	21
Pte-Claire	# for sale	106	140
	# sold	23	34
Pierrefonds	# for sale	299	428
	# sold	56	45

Properties were sold (on average) at 96-97% of asking price.

- Bad construction, test of time or excessive machinery circulation are responsible of lifting and sinking of sidewalks.

FOUNDATIONS:

- Soil nature (type of clay) and drought conditions are the major causes of cracks. When drought is officially declared, water soil around the house. Shade the soil with plants and trees near the foundation to limit the drying out of soil.
- Water that infiltrates through cracks increases damage caused by freeze and thaw cycles. Fill and cement cracks in spring to prevent further damage.
- During drought, roots don't go seeking for water. They just stop absorbing it since there is none.
- Parts of a tree that are in contact with the building will grow around it. They cannot exert pressure on house walls.

Drainage problems?

If your sanitary system malfunctions, please contact the City Hall by calling 311 and ask for an inspection. An overflow is often caused by an obstruction in the line. If the blockage is on your property, you will have to call a plumber. If it is on city property, they will repair it free of charge. ■



BUY ME !!!

MLS # 8201771

Price: \$ 299,000

Location: 13691 Emile, Pierrefonds

Size: 3+1 bedrooms, 2 bathrooms and 8,000 ft corner lot

Tastefully renovated main floor, great potential in the basement. Dual energy heating, amazing backyard, on a quiet street, yet close to everything...

Home Aid Service for SENIORS:

A [non-profit organization](#) is offering the seniors home aid services such as dusting, vacuuming, cleaning and washing floors, bathrooms and windows.

Hourly rate: \$ 9-12

Membership fee: \$ 12 / per year

Information: (514) 624-1448

Did you know... New at the LIBRARY

Since the month of September 2008, the Pierrefonds and Roxboro libraries have joined the vast Montreal Library Network. A new membership card is now available. With this card you can:

- Consult your account on line
- Renew your loans on line
- Make reservations on line
- Have access to any Montreal's library collection