

The Dianna Mandzuk Team

June 2009



Summer is finally here!

Without a doubt, this year is proving to be interesting in the housing market. Buyers need to be aware of the basic fundamentals in any "house hunt". Save smart for a down payment; the larger it is, the more beneficial it will be to narrow your bottom line. Don't overspend; you don't have to buy a house at the very top of your affordability. Understand the market, trends, comparables, pricing; or work with someone you trust who does, like a member of the **Dianna Mandzuk Team**. We put every effort into educating our clients to ensure they are making the best decision for themselves and their families when they purchase or sell with us.

If you're curious about how the market is doing, or where it's likely to be going, just give us a call or send us an e-mail. We'd be happy to update you on the latest activity and trends, and answer any questions you may have.

MAY MARKET WATCH

The Durham Region Association of Realtors reported 1026 sales in Durham Region in May, up from 843 reported in April. When compared to May 2008, sales are down from 1051.

Despite the economic downturn, it appears that a number of buyers and sellers are taking advantage of the increased affordability the current market has to offer. Buyers and sellers alike may want to take advantage of the current residential & commercial marketplace; especially since the Government of Ontario recently announced the harmonization of sales tax (HST).

See pages 3 for more information.



Team Member Profile

Heather Cowie

Sales Representative
Canadian Staging Professional
Licensed Assistant to
Dianna Mandzuk
Sales Representative

Heather's love of real estate and friendly, approachable manner make clients feel at ease throughout the home buying or selling process. When you work with Heather, she strives to make your real estate experience successful & worry-free!

Heather previously owned her own business and brings to the Team more than 20 years of sales experience.

Heather's natural flair for interior design led to her obtaining her accreditation as a CSP (Canadian Staging Professional).

She has been a resident of Durham Region for the past 8 years and has a strong knowledge of both city and country properties.

When not helping clients realize their real estate dreams, Heather spends time with family and friends. She also enjoys a wide range of artistic hobbies such as painting and stained glass.

heather@dmandzuk.ca



The inaugural Community Living Oshawa Clarington's Mr/Ms Community Living Comedy Auction took place at the Jubilee Pavilion on May 28 and what a night it was!

At the end of the evening, the 10 nominees, in addition to ticket sales, raised approximately \$75,000 to "Help Make a House a Home".

Thanks to the generous donations of clients, colleagues & friends, I was able to raise over \$10,000 and was crowned this year's Ms. Community Living!

For candid photos of the event, please visit my website and click on the Mr/Ms Community Living link on the home page at <http://www.dmandzuk.ca>!

I would like to acknowledge the following for helping me make a difference in our community!

Mr. D's Car Wash • Shrimp Cocktail Resto-Lounge • All Season's Renovations & General Contracting • Metroland Durham Region Media Group • Cornerstone Drafting & Design • Parallel Images Photography • Carriage Trade Cleaning Centre • Marigold Ford Lincoln • Bigley Shoes & Clothing • Request Limousine Service • RE/Max Spirit Inc, Brokerage • Brian McMurter • Van Belle Flowers & Garden Centre • Sylvia's Nail Care Centre • Wilson Furniture • Breakaway Travel • White Home Hardware • Mortgage Intelligence – Elfie Hayes • Ingrid Hill • D & L MacFarlane • T & D Gibney • Mark Woitzik • Upper Canada Funding – Barb Lewis • Auto Tire & Safeties • Langstaff Auto Sales • David Thomas • Hot Heads Unisex Inc. • The Lake Grill • Krebs Restaurant • J. Dempsey

Please take time to visit the businesses listed above & thank them for helping me make a difference in our community!

Home Renovation Tax Credit

Ontario's Budget 2009 proposes to implement a temporary 15 per cent Home Renovation Tax Credit (HRTC) to provide some 3 billion in tax relief to an estimated 4.6 million Canadian families. The HRTC will encourage investments in Canada's housing stock, provide employment to trades people and boost sales for those who make and sell building products.

The HRTC will apply to eligible home renovation expenditures for work performed, or goods acquired, after January 27, 2009 and before February 10, 2010, pursuant to an agreement entered into after January 27, 2009.

The 15 per cent credit may be claimed on the portion of the eligible expenditures exceeding \$1,000 but not more than \$10,000, and will provide up to \$1,350 in tax relief.

The HRTC can be claimed by homeowners for renovations and enduring alterations to a dwelling, or the land on which it sits.

A dwelling will generally be considered eligible for the credit if it is used for personal purposes, such as a house, cottage or condominium unit. Additional information on the Home Renovation Tax Credit can be obtained from the Canadian Revenue Agency's website at www.cra.gc.ca

Candid photos from the Community Living Event



Bidding at the live auction was spirited with Celebrity Auctioneer Ken Shaw of CTV news encouraging lots of friendly competition!



Our silent auction tables were overflowing with great gift items at great prices!



Giving my acceptance speech – thanks so much to everyone who helped make this event a success!

We can recommend several mortgage brokers to you or a mortgage representative with most of the major banks who can help you in getting pre-qualified for a mortgage, just give us a call at 905-433-2579 and we would be happy to refer you!

Example of HRTC Eligible and Ineligible Expenditures

Eligible:

- ✓ Renovating a kitchen, bathroom or basement
- ✓ New carpet or hardwood floors
- ✓ Building an addition, deck, fence or retaining wall
- ✓ A new furnace or water heater
- ✓ Painting the interior or exterior of a house
- ✓ Resurfacing a driveway
- ✓ Laying new sod

Ineligible:

- ✗ Furniture & appliances (refrigerator, stove, couch, etc)
- ✗ Purchase of tools
- ✗ Carpet cleaning
- ✗ Maintenance contracts (furnace cleaning, snow removal, lawn care, etc.)

FEATURED PROPERTY



803 Glenmanor Dr., Oshawa

Looking for the ultimate in privacy & location? Look no further than this charming home on a ravine lot on the creek in The Glens of Oshawa! 4 level sidesplit with multiple walkouts to large cedar deck overlooking the natural ravine. 4 spacious bedrooms, open concept living room/dining room with bamboo flooring & gas fireplace. Modern white colonial kitchen with built-in appliances & centre island! Not to be missed!

For more details, please call or visit
www.dmandzuk.ca/2040.htm

DRAR Housing Report • May 2009

Overview

The Durham MLS Statistics provided are compiled by the Durham Region Association of REALTORS and are based on total home sales. The statistics reflect selling prices for various property types within the Durham Region. These statistics are for information purposes only.

AREA	NAME	AVG. SELL \$	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
E12	S. Pickering	364,225	372,029	--	202,000	--	296,000	462,000
E13	N. Pickering	325,709	387,996	278,593	214,792	234,192	233,500	259,217
E14	Ajax	301,874	328,965	257,227	201,857	180,100	251,000	245,143
E15	Whitby	285,354	315,964	244,411	188,630	208,333	240,000	231,621
E16	Oshawa	288,711	254,530	173,600	118,441	188,756	206,667	191,223
E17	Bowmanville/ Courtice	242,356	271,015	183,250	157,780	142,878	211,347	193,383
E18	Whitevale/ Claremont	680,000	680,000	-	-	-	-	-
E19	N. Whitby/ N. Oshawa	342,903	361,765	-	-	-	273,500	249,556
E20	Newcastle/North	275,696	282,400	-	238,000	225,000	209,900	-
E21	Scugog	297,438	300,352	214,000	-	-	241,000	-

Members of the Durham Region Association of REALTORS® (DRAR) recorded 1026 sales of single family homes in May, up from 843 sales reported in April, an increase of 21.7%. Year over year, May 2009 is down slightly from May 2008 where 1051 single family homes were sold.

"...a HST will result in the 8% Provincial sales tax being levied on a variety of services, including legal fees, real estate commissions & home inspections. These new taxes could add up to thousands of dollars in extra closing costs."

*- Debbie Dawson,
DRAR President*

The HST is scheduled to come into effect July 1, 2010...the decision to buy now could save you thousands! Call us to discuss more 905-433-2579!

The **Dianna Mandzuk Team** consists of Dianna Mandzuk*, Heather Cowie*, Deanna Timleck*, Kimberley Bound* & Judy Dempsey*

Support staff consists of Paula Kennedy (Office Manager/Photographer/Webmaster) & Colleen Miller* (Licensed Administrator).



* Sales Representatives

Dianna Mandzuk

- Sales Representative
- Certified Luxury Home Marketing Specialist
- Canadian Staging Professional

RE/Max Jazz Inc.,
Brokerage

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EACH OFFICE INDEPENDANTLY
OWNED & OPERATED.

*Call The
Dianna Mandzuk Team
for all your Real Estate
Needs...
The Results Will Move
You!*

Preview – July Issue

- Steps to Becoming a Homeowner
- What Stays, What Goes; an explanation of Chattels & Fixtures
- Market statistics
- More!

If you do not wish to receive any future mail or e-mail communications from us, you may contact us to have your name removed from our distribution lists. Send an e-mail to: info@dmandzuk.ca with the subject line "REMOVE" or mail us at the address on the left of this page.

Summer's here and the time is right for buying or selling your home! Mortgage rates are still at an all-time low although there is talk of rates beginning to creep back up. Don't miss your chance to get in on home ownership or move up to your dream home!

Is now the right time for you to sell or buy? Give us a call to discuss the best options & timing for YOU!

Help us be more **GREEN!** If you received this in the mail, did you know you can receive our monthly newsletter by email instead? Sign up at www.dmandzuk.ca
Don't forget to tell your family and friends about it too!

In this month's newsletter

- Community Living Fundraiser Recap and Photos
- Home Renovation Tax Credit
- May Durham Region Housing Report
- Team Member Profile –

Heather Cowie

We're JAZZing things up! On June 19, 2009, our company name officially changed to RE/Max Jazz Inc., Brokerage! What does this mean for you? Not much, really – our address, phone numbers, web site, email addresses, location & staff remain the same, as does the same great professional, personable service you have come to know and expect from the **Dianna Mandzuk Team!**



Not intended to solicit properties already listed for sale nor Buyers signed under a Buyer's Agency Agreement. E. & O.E.



*The Dianna Mandzuk Team
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