



# ROTARY WHEEL



## Rotary Club of Oshawa

PO Box 91, Oshawa, Ontario L1H 7K8

### Report on the Meeting of March 20<sup>th</sup>, 2017

#### Head Table

Carol Henry	Introducer
Roger Bouma	Speaker ---President Durham Region Association of Realtors
Wendy Giroux	Executive Officer DRAR
Ron Dick	Acting President
Frank Murphy	Thanker
Lori Perkin	Sgt@Arms

#### President's Announcements

Introductions of guests;  
Mike Adams: to be a new member soon, a guest of Kim Tan.  
Martin Parker: Induction today as a new member, guest of Kevin Harding  
Roger Bouma; Our speaker  
Wedy Giroux  
Maria Zimmerman; VON Durh. Hospice Services.  
Gabriel Kakimoto; our exchange student  
Hello to P.P. Ron Worboy

#### Mike Time

1 Bob Merry "On behalf of World Community Services committee which helps those who need a little extra.

We are making a donation of \$1000 to VON Durham Hospice with a cheque to Maria Zimmerman and are happy to do this to help fund activities for those in need.

Maria thanked the club. All money will fund day programs of the Hospice held at Centennial Retirement home, the venue for 'end of life' clients, giving an opportunity for care givers and their clients to have social intercourse and actual therapies including Yoga, Music, Meditation and Arts/crafts.

The W. C. Services have received \$5000 from club funding and \$5000 from the Charitable fund. See Page. 20 of the Roster for W.C.S. committee

2 Ribfest Wed. 5.pm. Jay Canning's office.

3 Board and committee chairs—May 13<sup>th</sup> for District Assembly at the BMO Centre Scarboro Register 7070 site

4 Cliv Waugh will have a World. Com Service meeting after the regular meeting on the 27<sup>th</sup> March. -- A project for the future.

5 Ron then proceeded with the induction of Martin Parker. Ron presented martin with the usual paraphernalia and as part of Rotary we become part of something that is bigger than ourselves. Welcome Martin.

## **Happy Bucks.**

Frank Murphy for Emmy being a great host for Gabriel

Kevin for his good friend Martin joining the club. Janette too, especially as he joined the Polar Bear club and took the plunge.

Emmy --- A visit to Ripley's Aquarium with Gabriel and family Followed by an amazing day with Tony Robbins 'Real Estate wealth' arriving at 7.15 till 9.15 pm with 7,000 people. Now totally energized

Ron happy that grandchild # 2 is on the way

## **Speaker**

Carol Henry introduced Roger Bouma:

Licensed as Sales rep. in 1989 Then broker 1993 in addition to DRAR Roger serves on the Ont. Real Estate Assn. Government relations committee and provincial Govt. Real estate related matters. He served on city council 2010/14 and on the Oshawa pub. Library Board.

Roger volunteers on 'seniors' housing and other non-profit boards. Married to Laura has 6 kids and 8 g.kids. --2 more on the way.

The Oshawa Real Estate Board has 1150 members. When you use a local realtor they support the same economy as you do have the same interests and family's as we all do. They will help value your home correctly, whether buying or selling in this crazy market. As well as good local knowledge your realtor (Kevin/Carol)!! As well as a MLS data base in Gta. and Barrie giving contact with 70,000 agents. So what is happening? We all know prices have gone up 37/50% with 46% in Oshawa with an average price for single detached now at \$734,000 in TO. 1,500,00 but a much smaller home and perhaps only street parking. What is driving this--- still the most affordable home is in the Durh. Region. Infrastructure a big plus, being able to move goods/people in and out a big asset, also 407.--GO train now soon coming to Bowmanville. There is a changing image of community here, historic industrial base, great education facilities, perhaps the perception of Oshawa is more difficult to change inside than it is outside! We are supporting a retail mall of 1.200.00 sq.ft. Talk to people who have just moved here, the just love it here. Population in GTA expected to go from 6.6M to 9.5M by 2040 and we are virtually an island bounded by the Lake and the green belt to N&West. This is the pop. of Manitoba Saskatchewan, Labrador and Newfoundland into the GTA. Where do we put them all. We are running out of building land, when available, multiple offers instantly appear. Crystal ball, no one knew this was going to happen, so fast and in the future? Some say we are like the USA 10 years ago, but we have better control of mortgages here.-----USA developers were offered mtgs. for everyone, no questions asked!!!! TROUBLE BREWING homeowners could then just walk away,--- here we do qualify for our mtgs. Forcasts were in 2012 for a Crash then again in 2015 but not so yet 2017 still more. Foreign buyers in Durh. Only 5% of offers ie. 1 in 20 offers is a

foreign one. This is not Vancouver. So unless you are going to persuade all those 2.8 M people to go somewhere else, or increase inventory, then prices will go up.

Affordability rules, and no foreclosures here

Lower end increases most. People will accept less house and stay in affordability

Supply and demand still rules and changes in expectations with higher density.

Frank Murphy thanked Roger with the feeling he had a wider knowledge of the real estate mkt. Now. Providing the usual Polio donation in Roger's name. Thank you.

### **Noon Hour Draw**

John Henry won the noon hour draw alas 10 of spades and \$158 moves on to next week.

Ron reminded everyone of the announcements above

Meeting adjourned.                      John

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**All regular meetings held at:**

12:10 at the Jubilee Pavilion Banquet & Conference Centre

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