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Your Dedicated CIR REALTY Real Estate Representative

HOME OWNER TIPS OF THE MONTH



Home During a Tornado? What To Do & What Not To Do

If you find yourself home during a tornado, the safest place in the house is the interior part of a basement. If there is no basement, go to an inside room, without windows, on the lowest floor. This could be a center hallway, bathroom, or closet.

For added protection, get under something sturdy such as a heavy table or workbench. If possible, cover your body with a blanket, sleeping bag, or mattress, and protect your head with anything available--even your hands. Avoid taking shelter where there are heavy objects, such as pianos or refrigerators, on the area of floor that is directly above you. They could fall through the floor if the tornado strikes your house.

If you find yourself in a trailer or mobile home, leave and find safer shelter in a permanent building. Mobile homes can turn over during strong winds. Even mobile homes with a tie-down system cannot withstand the force of tornado winds.■

Do You Need A Building Permit For That?

In Alberta, a Development Permit is generally required for new construction or if you are changing the use of an existing building. This includes:

- Some additions and some new homes (depending on where you're located).
- Fences that exceed the height restriction for your land use district.
- Retaining walls one metre in height and higher.

- Adding a secondary suite to your residence.
- Any development, such as retaining walls, fences, decks, and additions, if your home is located near a river.

A Building Permit is also required if you are looking to demolish, relocate, repair, alter or make additions to an existing building or structure. This includes:

- Basement development.
- Decks that are more than 600mm above grade at any point.
- Detached garages and carports.
- Factory-built (metal) wood burning fire replaces and stoves.
- Swimming pools, hot tubs, some ponds (water features).

For more information view the *Alberta Building Code Guide*.■

Market Stats

AUG 4, 2015 - ACCORDING TO CREB (referencing metro Calgary stats only)...

Market remains balanced despite easing in absorption rates. **Supply gain in apartment sector threatens to impact price.** Declines in residential housing sales activity eased in July, creating, when combined with stable inventory levels, no change to the month-over-month price.

ACTIVE LISTINGS as of August 4, 2015* // **SALES** for July 2015*

	COUNT	AVERAGE PRICE	AVERAGE DOM
Single Family	5604 // 1913	\$768,123 // \$526,810	73 // 45
Condominium	2732 // 713	\$433,841 // \$343,811	73 // 51
Combined	8336 // 2626		
Rural with Home	7 // 0	\$219,042 // n/a	311 // n/a
Rural Land	646 // 20	\$933,018 // \$423,112	227 // 133
Total Rural	653 // 20		
Total MLS	8989 // 2646		

* All numbers gathered for the Listings and Sales stats are compiled from metro Calgary and rural southern Alberta areas



CALL NOW for A FREE MARKET EVALUATION

At CIR REALTY meeting all of your real estate needs is our goal.

We look forward to hearing from you as we are happy to answer any questions you may have.