



Robert's Real News

By **Robert Nemish**

March 2007

The Environment

It seems of late that the topic which dominates our daily existence is the environment. What are some of the issues and impacts and what can we do about them?

Subjects such as the overuse of non-renewable resources – gas and oil – are on the list. The cutting of boreal forests and the associated reduction in oxygen production necessary for all life. The creation of greenhouse gases from automobile exhaust and the subsequent erosion of the ozone layer. The very significant use of natural gas and water to create steam to extract the heavy bitumen from the oil sands. The wasteful use of fresh, potable water to wash our driveways. These are just some of the issues that come to mind.

While I'm certainly no expert in the area of the environment, I believe the impact of these issues can and will be very significant for our generation and for future generations. This begs the question – “What can we do about it?” Well, we don't have to dedicate our whole lives to the issue as have scientists like Dr. David Suzuki. We do not have to be famous and make a movie such as has Al Gore with “An Inconvenient Truth”. What we can do are little things, in some cases even individually insignificant things that collectively will make a difference. We can walk and cycle more and drive less. We can purchase dual fuel and fuel efficient cars. We can elect politicians who are sensitive to the environment and have “real solutions” they are willing to implement rather than just talk about. We can turn out lights and turn off appliances when we leave a room or when we are away for longer periods. We can be more conscious in our use of potable water – by installing underground soaker sprinkler systems, watering shrubs at night and not washing our driveway every Saturday morning. I'm sure many of you could quadruple this list.

WE WOULD LIKE TO DO OUR PART TO HELP PRESERVE TREES. FOR THOSE OF YOU WHO HAVE E-MAIL CAPABILITY, WE ARE ASKING YOU IF YOU ARE OK WITH RECEIVING THIS NEWSLETTER VIA E-MAIL. IF YOU ARE NOT, PLEASE SEND US AN E-MAIL AND WE WILL CONTINUE TO SEND YOU A PAPER VERSION. OUR E-MAIL ADDRESS IS ROBERT@ROBERTNEMISH.COM. FOR THOSE OF YOU WITHOUT E-MAIL, WE WILL CONTINUE TO SEND YOU A HARD COPY, UNLESS YOU TELL US OTHERWISE.

Robert E. Nemish
Your Real Estate Consultant—*For Life!*

2007 Referral Rewards Program

As most of you know, I do virtually all my business with previously active clients or referrals to their family, friends, co-workers, fellow Church members and neighbours. Each time you refer someone to us, we will recognize your referral with a small thank-you gift – a gift card for Thrifty's, Starbucks, etc. We will immediately contact your referral and have a confidential discussion with them. Should this lead to an active search for a new home or the listing of their home for sale, we will keep you informed of our progress (presuming your referral is OK with this). Throughout the process, be assured that your referral will be treated with respect and dignity and will never be made to feel under any pressure to buy or to sell. Remember, my goal is to become their **trusted real estate consultant for life**, and in doing so develop a lifelong relationship with them. When your referral buys or sells a house with us we will, upon completion, make a \$100 donation to the charity of your choice.

We look forward to receiving your referrals so we can spend 100% of our time serving you and them, rather than looking for new clients. A “hassle free” referral card is enclosed for your use.

We thank you for your past support and look forward to receiving your referrals in 2007!

What's Inside

Greetings from Robert

Referral Rewards
Program

Welcome New Clients

Market Report

“The greatest use of life is to spend it for something that will outlast it.”

William James, 1842-1910 American Psychologist and Philosopher

Welcome To My New Clients

Here are some of the new clients who became members of our "Real Estate Family".
We would like to welcome you!

Larry (previously active client)

Pete and Lisa (previously active clients)

Andrew, Michael & Judith (previously active clients)

Benjie & Winnie (referred by Tony and Teresa)

Lydia (referred by George & Eileen)

Maurice (previously active client)

We love giving recognition to our new clients who are kind enough to refer their friends, colleagues and family to us.

CONDOMINIUMS

Average Prices as of February 2007

Victoria	\$287,998
Victoria West	\$310,050
Oak Bay	\$338,125
Esquimalt	\$288,788
View Royal	\$399,900
Saanich East	\$258,878
Saanich West	\$261,122
Central Saanich	\$227,967
Sidney	\$282,620
Colwood	\$275,500
Langford	\$262,272
Sooke	\$174,450
Waterfront (all districts)	\$364,770

Greater Victoria \$283,900

Source: Victoria Real Estate Board

WATCHING THE MARKET – February 2007

SINGLE FAMILY HOMES
(Single detached houses, duplexes and triplexes)

Victoria Real Estate Board statistics are available at <http://www.mls.ca/>

<u>Area</u>	<u>Number of Sales</u>	<u>Average Price (\$)</u>	<u>6 Month Average (\$)</u>
Victoria	46	\$561,508	\$504,155
Victoria West	4	\$490,125	\$417,713
Oak Bay	22	\$636,673	\$720,009
Esquimalt	12	\$411,542	\$403,612
View Royal	12	\$508,867	\$489,306
Saanich East	75	\$570,132	\$549,739
Saanich West	41	\$445,580	\$466,079
Central Saanich	15	\$504,547	\$526,451
North Saanich	10	\$667,200	\$651,676
Sidney	14	\$414,800	\$412,710
Highlands	2	\$524,900	\$643,824
Colwood	15	\$517,374	\$464,197
Langford	45	\$463,079	\$418,157
Metchosin	2	\$810,450	\$616,533
Sooke	23	\$350,161	\$365,081
Waterfront (all districts)	11	\$1,196,364	\$1,225,590
Total Greater Victoria	349	\$ 534,101	\$ 527,103

MLS SALES & PRICES/MARKET SUMMARY Last month's sales included 349 single family homes, 208 condominiums, 60 townhomes and strata duplexes and 15 manufactured homes. The average price of a single family home rose 2.0% vs. the month of January and the 6 month average increased 0.6% vs. the 6 month average in January.

Useful Websites

http://enewsletter.housemaster.com/2_2007.html

<http://www.pillartopost.com/epostnotes/articlesJan2007.html>

http://www.pillartopost.com/epostnotes/articles_nov142006.html

<http://www.bcrea.bc.ca>

<http://imtranslator.net/translator.asp>

A referral is sending someone you care about to someone you trust. Thank you for trusting us with your referrals.

Robert E. Nemish

"Exceeding Expectations"

- With
- Trust
- Integrity
- Knowledge
- Service



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