By SUSAN AVERILL.

Roy J. Russell of Farmington was recently elected president of Michigan Land Development Association (MLDA), a group formed to watchdog state legislation on land development and use.

The purpose of the group is threefold, Russell said.

"The MLDA is a group which is trying to have the buying public become aware of what makes good development and good land development."

"The second purpose is to monitor legislation that affects the land industry and to appear at hearings and legislative and committee meetings."

The final purpose of the "reputable" land development and regulations that the said is also the said where the money will come from for the planning. "Russell List ALSO enior vice president of Thompson-Brown Co. a Farmington of Thompson-Brown Co. a

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product The consumer has to pay for it."

Several years ago. Thompson-Brown began "Michaywe." a second-homersort development near Gaylord in northern Michigan The project is now fallering manily because of red tape and difficult restrictions. according to Russell.

Sited on an attractive 2.833 acre tract of land, Michaywe has a goil course, ski area, community-owned forest areas and lake accesses. Despite its appeal, the community-owned present property beginner of the property disport.

"We have to make sure they read through it and understand it it contains a kind of full-discisoure net."

Whe have to make sure they read through it and understand it it contains a kind of full-discisoure net. The contains a kind of full-discisoure net they appear to the property Report. It is showed the sales pace down."

In 1973, Thompson-Brown sold 335 lots in the Michaywe development. Sales dropped by more than half in 1974 when only 112 lots were sold With five months left to 1975, the company has sold only 38 lots, a drastic plunge from two years ago. Russell admits that not all the drop can be attributed to the legislation.

WE DON'T KNOW how much of a is due to economic conditions. The said But he received that land development retired to a land to the conditions to the peter off without the correlations to be better off without the correlations of the correlation to a report in a recent issue of "Great Lakes Real Estate Guide." an land development industry journal, there are five issues which are hindering the Michaywe development and the land ind stry in general.

"If tax breaks are being used to

opment and the land ind stry in generil.

"If tax breaks are being used to lure commercial and industrial facilities to Michigan, why should the state discriminate against against existing development and construction projects that are being throttled out of competition with land developers in other states." He journal reads.

It also makes the point that the recent rules, regulations and red tape are unprecedented and han "effective low control of the properties by major investment groups."

Blanket requirements like paved roads, underground utilities and sewer systems "create increased coxis which have definitely control increased coxis which have definitely control utilities and sever systems "create increased coxis which have definitely control utilities and sever systems "create increased coxis which have definitely control utilities and sever systems "create increased coxis which have definitely control utilities and sever systems "create increased coxis which have definitely control utilities and severage in the severage of the severage in the s

who could well afford a second home."
"All factors contributing to in-creased valuations, assessments and taxation, are a travesty of justice im-posed upon those who are retired and others who spend only weekends and vacations at their second homes.

"THE VAST majority of vacation home owners are charged school taxes in their home towns, as well as in districts remote from their regular school district." The journal continues "Double taxation for school operations is going to kill the greese that already have laid some golden eggs." it concludes

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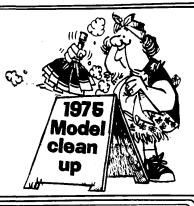
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