

Condo boom is music to house hunters

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 ities which individual purchasers otherwise would be unable to afford," she said. "In addition, the condominium unit owner has fewer maintenance responsibilities than the owner of a conventional residence."

In short, a condominium buyer owns his individual apartment or townhouse but shares

an undivided interest with other unit owners in common areas such as open space, elevators, hallways, parking and recreational facilities. In addition to his regular mortgage payment, the owner pays a monthly fee for current maintenance and eventual replacement of the common elements and recreational facilities. Each unit owner is a voting

member of a condominium association. This non-profit organization is responsible for management of the development. Many associations hire a management firm to handle the day-to-day affairs.

The HUD study showed that, outside of retirement and recreational areas, condominiums appeal primarily to two groups the

"young marrieds," childless couples of 25-34, and "empty nesters," couples of 45-64 whose children are no longer living at home. The most recent census data and demographic trends show that these two population groups and small households in general will have a growing numerical significance in the next decade.

Another advantage of condominiums Secretary Hills said, is that they conserve land, reduce energy consumption and limit environmental damage because they are usually located at prime locations in or at the fringe of urban

areas, closer to jobs, public facilities, shopping and other urban services.

Several factors will serve to promote future condominium development, the HUD report concluded. These include the scarcity of suitable land in major urban areas for traditional single-family housing; continuing affluence which will enable more people to purchase housing including condominiums; broader acceptance of the so-called condominium life style; increasing discretionary income that will stimulate the growth of second-home condos; and a second wave of state and

local condominium statutes which eliminate potential abuses and increase buyer confidence.

In a HUD poll of 602 unit-owners in six different areas, 95 per cent of those queried replied that they were "satisfied" or "very satisfied" with their condominium units.

Although the condominium is still a relatively new phenomenon to hit the American housing scene, the HUD report concluded that "it is evident that condominiums have already taken over a dominant share of new for-sale housing in some areas



Beamed cathedral ceilings and a sunken living room are just two features of the Dunhill model offered by Winchester Development in Rochester Glen. The family room includes a fireplace and a wet bar. Prices start at \$57,500 for houses in the development.

Smoke detectors

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 your smoke detectors could affect the overall sensitivity of the warning system. For effective protection, smoke detectors should at least be installed in each separate sleeping area and at the head of each basement stairway. This basic protection can then be supplemented by installing detectors in all other major areas of the home, including the living room, dining room, bedrooms, kitchen, hallways, attic, furnace room, utility rooms, basements, and attached garages for maximum protection.

It is crucial to maintain the detector unit in proper working order. You should heed the manufacturer's instructions concerning how and when to clean the unit. As an added safeguard, UL recommends that the detectors should be tested weekly.



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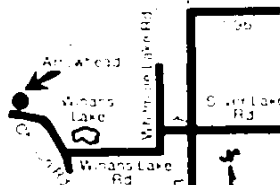
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