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High taxes erode property rights, Realtors say

The right to own private property gradually is being eroded away by excessive government spending and high taxes, according to Helga M. Nisonger, president of the Birmingham-Bloomfield Board of Realtors.

"Government rights, such as the power to tax, in many cases have made homes unaffordable," she said.

Nisonger made her comments during the kickoff to Private Property Week which began Sunday.

"Excessive government spending, which is chiefly responsible for high interest rates, makes such goals a pipe dream for many young people."

Nisonger urged all American adults, including the 65 percent who already

own property, to remember they have the right to own property.

"Only by knowing our rights, and exercising the right to protect them, will we be able to protect our free enterprise system as well as our political independence," she said.

ROBERT SHIMMIN, president of

the Western Wayne County Board of Realtors, agreed.

"At this time of year particularly, many Americans are reminded of the threat to property rights brought by high tax rates. As they fill out annual federal and state income tax forms, people realize what a large share of their income goes to various levels of government," Shimmin said.

He added that the need for certain government control of property cannot be denied, but excessive use of regulations increasingly are becoming destructive of owner rights.

"Recent studies have shown that repeal of unnecessary government restrictions could lower home building costs as much as 20-30 percent," he said.

"By raising the costs of housing, such regulations deny a great many Americans both the right and the opportunity to own property," Shimmin said.

THE AMERICAN Revolution took place partly because certain acts of the

'By raising the costs of housing, such regulations deny a great many Americans both the right and the opportunity to own property.'

—Robert Shimmin
WVOCBR president

marketplace

THE DOCK SHOP, 677 S. Eton, opened in Birmingham recently and offers industrial products directly to consumers at wholesale prices. A variety of cleaning, gardening, home, car and boat products are available along with an array of do-it-yourself

plastics and other products that are difficult to obtain at the consumer level. Manager Don Hackney has more than 30 years of experience in selling industrial products in the metropolitan area.

WILLIAM DEWEY has

formed Continental Search Associates Inc. at 3155 W. Big Beaver in Troy. The firm specializes in contingency search for executive and middle management industrial talent concentrating in heavy construction.

OFFICIAL SPORTS Center of Southfield has opened its third store, in Waterford. The shop is the team outfitter for the Detroit Lions.

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British Parliament infringed upon the colonists' private property rights, both board presidents said.

"When our country was founded," Nisonger said, "it became the first nation in history to guarantee its people by law the right to buy and sell land freely, without expensive government interference."

Since then, several U.S. presidents have addressed that issue.

Among them were Calvin Coolidge who said: "The ownership of a home, the feeling of independence that comes with the possession of a bit of the earth, are among the most powerful incentives to high civic interests and usefulness."

Groundbreaking set for Northfield offices

Bellemead of Michigan will break ground April 30 for its first building at the Northfield Hills Corporate Center.

The three-story office building will lead the 15-18 buildings ultimately planned for the 300-acre site north of Crooks and east of Long Lake in Troy.

The 76,230-square-foot building, at 5800 New King Street just off the I-75 exit ramp, will be built on an eight-acre site. It will feature an atrium and extensively landscaped grounds. Completion is planned for February 1982.

Buildings eventually will cover about 161 acres and offer two million square feet of office space. The total development costs are expected to exceed \$150 million.

THE LONG-RANGE development schedule for the corporate park will be dictated by space rentals and general economic conditions, he added.

Bond said Bellemead hopes to attract blue-chip corporations to Northfield. While most of the buildings will have multiple tenants, Bellemead will also design and build-to-suit for single tenants.

According to Bond, Bellemead will provide extensive in-house financial planning, architectural, engineering, construction, marketing and management capabilities. It will use local services for this project, he said.

The project is a joint venture of Bellemead Development Corp. of Lyndhurst, N.J., and McDonald-Halliday Enterprise of San Francisco, Calif.

"Our decision to begin building here now indicates our confidence in the future economic outlook and future growth potential of this market area," said Robert Bond, senior vice president of Bellemead. "We are fortunate to be in a position to proceed at this time because we anticipate strong demand for office facilities as the economy improves."

Johnson, Johnson & Roy Inc. of Ann Arbor is serving as master planner for the Troy project. Bellemead will act as general contractor, aiming to utilize local companies. Byron Trerice Co. will serve as leasing agents for the first building.

One of the largest developers of suburban office parks in eastern United States, Bellemead was founded in 1923. Since 1970, it has been a wholly-owned subsidiary of the Obb Corp., an insurance company with a net worth of approximately \$2.5 billion.

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