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Centaur Farm Villages starts with the concept that a luxury condominium ought to mean more than additional fixtures, floor coverings and slick features. We feel discriminating buyers want something distinctive—a residential concept of living which combines true custom design with spaciousness and comfort—both indoors and out. In Centaur Farm Villages there are no compromises. Just new solutions. We cordially invite you to look over the models.

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Apartments Lead Houses

Multi-unit housing construction has taken a sharp upswing in Wayne and Oakland counties in the past few years.

Since 1965 more than 40 per cent of the new dwelling units built each year have been in multiple unit structures according to Southeastern Michigan Council of Governments (SEMCOG) figures released last week.

Last year it was more than half. A total of 21,879 home units in multiple unit structures were authorized in 1971 compared to

21,626 detached units, SEMCOG said.

Southfield led the cities in the southeastern Michigan metropolitan area in multi-unit construction last year with 2,741 units. Farmington placed eighth with 643 units.

Listed below is the number of multi-dwelling units for which building permits were issued in Observerland communities. Lathrup Village, 0; Canton Township, 599; Garden City, 122; Livonia, 211; Plymouth, 88; Plymouth Township, 4; Redford Township, 0; Westland, 380.

Defining Terms

Apartment. Condominium. Co-op. Townhouse. Here's what they all mean:

APARTMENT: A housing unit located in a building which contains other such units above and/or below and on either side of it. Entrances may be private or through a main door. Rent is paid monthly to a landlord. A security deposit, usually a month's rent or more is paid upon moving in. A lease, an agreement to remain in the building and pay rent for a certain period (usually one year) and abide by certain rules, is usually required.

TOWNHOUSE: A unit of housing which may be attached to other units on either side but has no other units above or below it. Townhouses have private

entrances and may be one or two stories tall.

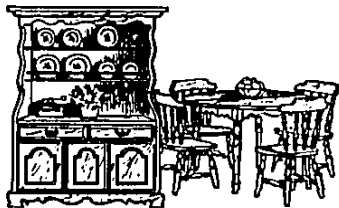
CONDOMINIUM: An apartment or townhouse unit which is purchased by the tenant under a private mortgage. Condominiums usually require a down payment and an additional fee for maintenance.

CO-OPERATIVE: A complex of apartments or townhouses in which each tenant buys shares in the corporation. The complex is run by a board of directors elected by the tenants. Co-ops also usually require a down payment which is refunded when the tenant leaves with accrued equity but minus a resale fee.

Both condominiums and co-ops allow income tax deductions similar to those of a private home.

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