

Subject: [Fwd: B.C. Home Owner Grant]

Date: Sat, 10 Jan 2004 15:22:01 -0800

From: Brian Platts <bplatts@shaw.ca>

To: FONVCA <fonvca@fonvca.org>

Subject: B.C. Home Owner Grant

Date: Mon, 22 Dec 2003 15:27:14 -0800

From: Brian Platts <bplatts@shaw.ca>

To: "Sultan.MLA, Ralph" <Ralph.Sultan.MLA@leg.bc.ca>

Edgemont Community Association

Dear Mr. Sultan:

The *Edgemont Community Association* is concerned that many home owners in the Upper Capilano area who have heretofore received the full home owner grant are going to see it disappear or phase down in 2004 unless the grant threshold amount is raise above the current \$525,000. Specifically, residential property prices in North Vancouver have risen substantially in the past three years (on average 43%) and almost all recent detached sales in our local area are for a price in excess of \$525,000.

In the past the threshold amount for home owner grant eligibility has been raised in response to increases in assessed values of residential properties. We submit that, in view of the dramatic increase in prices during the past three years, it is time to raise the threshold amount again. If the threshold amount is not raised for 2004, it is likely that many middle class families and seniors in our area, who on fairness grounds should receive the grant, are going to see in disappear or phase down. In consideration of these facts, we therefore urge you to raise this issue with the appropriate officials within the Provincial Government.

Sincerely,
Brian Platts, Secretary

PS. The next General Meeting of the Edgemont Community Association is Wednesday, January 28th. 7:00 p.m. at the Capilano Library in Edgemont Village and we would certainly welcome your attendance.

Edgemont Community Association

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