

Condominium Living

As the owner of a strata lot, you will:

- Own your strata lot, as well as
- A share of all the land and buildings outside the individual strata lots that are contained within the development.

Collectively, all the owners within the development form the **Strata Corporation**. The operations of a Strata Corporation are governed by the Strata Property Act (British Columbia).

Common Property or Owner Property

It is important to differentiate between common property, limited common property, and your strata lot. This is useful for homeowners to know as their responsibilities to each property type differ.

Common Property

The Strata Property Act defines the **Common Property** as,

- a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
- b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located
 - i. within a floor, wall or ceiling that forms a boundary
 - A. between a strata lot and another strata lot,
 - B. between a strata lot and the common property, or
 - C. between a strata lot or common property and another parcel of land, or
 - ii. wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property.

Limited Common Property

Limited common property (LCP) is the common property that is designated on the strata plans as being for the exclusive use of one or more homeowners. The balcony or patio of each strata lot is designated as LCP. These areas are sketched and dimensioned on the strata plan filed with

the Land Title office. Although LCP is designated for the exclusive use of the homeowner, it is subject to the right to access for members, employees and agents of the Strata Corporation in cases of emergency or where it provides access to other common areas.

Strata Lot

Your strata lot is the specific area of the building that you own, and it is identified on the Strata Plan that is recorded in the Land Title office. When there is a boundary between your strata lot and another lot or common property, such as a hallway, the boundary line is located in the middle of the floor, wall or ceiling that separates them. Each homeowner is individually responsible for everything inside these boundaries. Exterior doors and windows, however, may be the exception and may remain the responsibility of the homeowner.

Strata Corporation

Organization

The Strata Corporation is the body made up of all the owners at University District. The Strata Corporation will elect a small “Executive” from its members, referred to as the “Strata Council”. The Strata Council carries out the mandate of the Strata Corporation and is charged with the responsibility of organizing and operating the building with the assistance of professional property managers. They will enforce the bylaws, award maintenance contracts, and assure payment of corporation bills.

Bluesky Properties (UD Lands) Inc. and Bluesky Properties (UD South) Inc. as the developer, has appointed **Tribe Management Inc.** as the property manager. The property manager will call the first meeting of the Strata Corporation, being the first annual general meeting (AGM), sometime in the coming months when one of two conditions is met:

- Either the building is 60% in possession of homeowners, or
- Nine months has elapsed from substantial completion of the building.

Until that time, Bluesky Properties (UD Lands) Inc. and Bluesky Properties (UD South) Inc. will act as the Strata Council with the assistance of Tribe Management.

Strata Council

This is the governing body of up to seven strata lot owners that form the council. They are elected each year at the AGM. To make a comparison, the council is like a small municipal government. Their duties are to make policy decisions, initiate operating directives and respond to the building operating requirements.

Maintenance Fees

As you are aware, part of living in a strata corporation requires the payment of maintenance fees. These fees are based on unit entitlement - that is, they are assessed pro-rata on the basis of the square footage of your unit as it relates to the total square footage of all the units. They are usually payable on the 1st day of each and every month, in advance, to the Strata Corporation so that they in turn can pay all the bills relating to the operation of University District.

The fees are usually paid by post-dated cheque or pre-authorized chequing plan. When submitting any physical payment, ensure that your strata plan number, unit number and the strata lot number are clearly identified on the back of your cheque so that it may be credited to the correct account.

For more details relating to maintenance fees, please be sure to contact your property manager at Tribe Management.