

Condominium Home Owners' Association of British Columbia

Offices in New Westminster, Penticton and Victoria

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SPRING 2010 STRATA EDUCATION PROGRAM

SECHELT #1, #2, #3*

Date: Saturday, March 20

Time: 9:30 am – 1:30 pm

Location: Seaside Centre, 5790 Teredo Street, Sechelt

Fee: \$35

*Plus a special session on **Bill 8:** How amendments to the Strata Property Act will affect your strata

See reverse for seminar description.

Due to the popularity of workshops, pre-registration and pre-payment are required.

Registration is limited so register early.

↓ REGISTRATION ↓

Four ways to register: Complete this form and mail or fax to CHOA, email info@choa.bc.ca with details or pre-register by phone at 604.584.2462 (Ext. 2) or toll-free 1.877.353.2462 (Ext. 2)

Registrant's Name: _____ Enclosed fee for \$ _____

Additional Registrants: _____

Address: _____

City: _____ Prov: _____ Postal Code: _____

Phone: _____ Email: _____

Strata Plan Number: _____ Strata Corp. Member () Associate Member () Non-Member ()

Business Member () Company Name: _____

Payment Option: Cheque payable to CHOA enclosed () VISA () MasterCard () American Express ()

Card #: _____ Expiry _____ / _____

Card holder name: _____ Signature: _____



A non profit association serving strata owners since 1976

Registration cannot be guaranteed 48 hours before strata seminars.

NO REFUNDS for no-shows or cancellations received less than 48 hours prior to event.

CHOA reserves the right to cancel or change seminars without notice, due to unforeseen circumstances.

Seminar Description

#1 Bylaws – Restrictive Use: Age, Rentals, Pets

Understanding:

- How bylaws are created and registered
- The structure of a bylaw, its purpose and what makes it enforceable
- How other legislation affects your bylaws
- Enforcement and limitation of age restriction bylaws
- How age restriction bylaws apply to tenancy agreements
- Enforcement and limitation of rental restriction bylaws: Owners, family rentals, hardship
- How rentals are counted in a rental restriction/limitation bylaw
- The requirements/procedures of a hardship application
- How a hearing is conducted
- What information the strata council may require to make their decision
- Enforcement and limitation of pet restriction bylaws
- How the strata corporation enforces pet bylaws for noise, damages, aggressive behaviour of a pet
- Who pays fines, court actions and collections:
Owner/resident violations
Tenant violations

#2 Insurance – Strata Corporation, Council, Owners, Tenants

Understanding:

- Definitions of Insurance:
Common Property
Common Assets
Fixtures
Betterments
- The different types of policies:
Strata Corporation
Strata Lot owner/tenant
Vehicle Policy
Construction warranties
- Minimal levels of insurance for general liability, property coverage, appraised values
- Optional Coverage:
Errors and omissions
Human Rights claims
Illegal drug activity
Earthquake insurance
- How are deductible amounts set
- What causes higher risks and higher rates
- What documents and materials must you report to the strata owners and tenants
- Who is covered by the strata corporation policy
- Who pays the cost of claims and deductibles
- How do you collect the deductible
- What happens when a tenant causes a claim

#3 Correspondence – The Complications of Written Agreements, Notices, Email and Record Keeping

Understanding the types of notices sent to/from a strata corporation:

- Request for alterations to a strata lot or common property
- Councils response to the request
- Request for a hearing of council
- Councils response to the request
- Hardship application requests
- Councils response to the request
- Notices of General Meetings
- Responsibility of council
- Petition for a Special General Meeting or Agenda Item
- Responsibility of council
- Petition to Remove Council
- Responsibility of Council
- Petition for reconsideration of a 3/4 vote, section 51.
- Responsibility of council
- Complaint of bylaw violation
- Notice of allegation by council
- Notice of arbitration or court action
- Action required by council
- Request for records & documents
Section 35/36:
Response of council
Compliance Period
Charges & PIPA
Form B & F Requests

All sessions include information on updates to the Strata Property Act