
Strata Living

Headline: Elevator advertising monitors and surveillance

Topics: Security

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Dear Tony: Our strata council was approached by a company that provides advertising in elevators. In exchange for installing monitors that will run advertising, the company will provide cameras which the strata corporation may use for monitoring the safety and activity in the elevators. We have given notice to the owners that we have signed the contract and the monitors and cameras will be installed in the coming month. Several owners opposed to the installation and change have organized a petition to call a special general meeting and required a 3 / 4 vote resolution be passed before we can proceed. The strata council were advised by our manager because this does not involve any money, the strata council has the authority to approve the installation of the monitors and the cameras. Are there some guidelines that we can follow on this issue?

Frank J. Vancouver

Dear Frank: There are 3 separate conditions that may trigger a 3 / 4 vote at a general that would apply to the installation of the monitors and cameras.

First, before a strata corporation is permitted to conduct surveillance, they are required to adopt a bylaw and privacy policy that meets the requirements of the *Personal Information Protection Act* in BC. The office of the privacy commissioner hosts a helpful guide for a strata corporation in managing their records, collecting personal information and the procedures for conducting surveillance.

The second condition that may exist is the contract value or relationship. Just because money has not changed hands does not imply there is no value to an acquired or installed common asset. Under the *Strata Property Act*, the procurement of an asset that is valued at more than 1,000 requires the approval of a 3 / 4 vote

resolution. Likewise, don't just assume because the strata is being provided with video cameras this is the best value for the strata. You will need a written contract with the service provider, and negotiate the terms, conditions and compensation.

The third possibility is the potential that this may be significant change in use or appearance of common property or a common asset which also requires a 3 / 4 vote resolution. In a strata, the smallest changes may incur some of the greatest liabilities. Value alone does not determine the type of risks associated with contracts and services. More info? Go to www.choa.bc.ca or www.oipc.bc.ca.

