
Strata Living

Headline: What constitutes a majority vote under the Strata Property Act?

Topics: Voting

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Dear Tony: Our strata is having a serious dispute over a voting issue. We have found separate publications on line that define a majority vote and they differ in results that were declared by our property manager who acted as the chairperson at our recent AGM. This seems trivial but our strata would greatly appreciate a simple answer. How is a majority vote calculated and defined?

Sharon Carter

Dear Sharon: Here is the definition of a majority vote in the *Strata Property Act*. "**majority vote**" means a vote in favour of a resolution by more than half of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting. In your situation, you had 19 votes in favour and 18 opposed. That is clearly more than half of the votes cast. The total was 37, half would be 18.5, and 19 exceeds half. The abstentions are not included in the count.

There is a significant misunderstanding that a majority vote is 50% + 1. If that were the case, which is the source of the dispute in your strata corporation, it would be 50% which is 18.5 plus 1 makes it 19.5 which requires 20 votes to meet the minimum. This is a very common misunderstanding that is held over from bylaws of associations and societies. The *Strata Property Act* is not the same. It is also necessary to be cautious of the actual voting numbers as non-residential strata lots frequently have voting shares based on the size of their lots, so it could be possible that a commercial strata unit may have 1.51 votes. To avoid voting errors, always have a copy of the schedule of voting rights handy and remember majority and three quarters votes are based on those who vote yes or no, abstentions are not included in the count.