
Strata Living

Headline: Small strata corporations

Topics: Voting, Strata Living

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Written by: Tony Gioventu

Dear Tony: We have a simple question that relates to council. Our strata is only a 3 unit townhouse complex in Vancouver. All 3 owners have been very cooperative about operations and maintenance and no one has ever opposed spending money to maintain our building. The Standard Bylaws of the Act say that if a strata has fewer than 4 owners or fewer than 4 strata lots, all owners are on council. So here is our confusion, if all owners are on the strata council, it is technically 6 owners in our strata because all the couples are on title. Does this mean we have 6 votes that we have to count or 3 votes and each couple has to agree on their position?

Tom M.

remember the *Strata Property Act, Regulations and Standard Bylaws* still apply.

Dear Tom: Your question is answered under section 29 of the *Strata Property Act*. If all the owners are on council, each strata lot has one vote at council meetings. We often forget a bylaw is tied to a provision within the *Act* or the Regulations. As a result, always cross reference the *Act*, the Regulations, the Schedule of Standard Bylaws and any bylaw amendments that have been filed for your strata corporation. The interpretations of the *Act* in the Regulations will be identified if the section of the *Act* indicates: "*subject to the Regulations*". A good clue there is more of the legislation.

Out of interest to other small strata corporations across the province Tom's strata: holds an AGM, approves an annual budget, maintains bank accounts and records of all meetings, maintenance and repairs and financial planning. Their treasurer estimated it takes them an hour a month to maintain their routine operations. They have also voluntarily commissioned a depreciation report which was a key factor in their financial planning process. Whether you are a 10 unit bare land, a townhouse duplex or 5 unit condo apartment,