

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

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A Kerrisdale owner recently discovered the suite above was being renovated. Council had sent a notice to the building advising of the renovations, so everyone assumed it was approved. When the new owners moved in with two small children and a dog, the owner below discovered that the renovators had installed new hardwood flooring. Now every sound resounded through her unit. Council were never told the floors would be changed.

Strata Law: Under the Standard Bylaw 5, owners must obtain the written permission from the strata corporation before they make any structural alterations. The original carpeting in this building is part of the insured items of the strata corporation and the renovated unit required the permission of the council before it was removed and replaced. Unbeknownst to the renovating unit, this strata corporation has a bylaw that prohibits the installation of hard-surface floors in any areas other than kitchens and bathrooms. Now, the owners of the renovated unit have agreed to meet with council and the neighbour and address both the bylaw violations and the noise. At the time of writing, the renovation owners agreed to install underlaid area carpets in the affected areas and resolve the concerns of the council and neighbours.

Tips: If you are renovating plumbing, electrical, walls, windows, original kitchen cabinets, bathroom fixtures or flooring within the strata lot, get written permission first. Building permits are required for some renos and the strata may also require that the owner must take responsibility for the renovations. You may also have to include these renovations on your homeowner insurance as betterments as well.

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