

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

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Strata Corporations manage significant amounts of cash assets in addition to their properties, all of which come from your strata fees. But who handles this money and is it safe? One Fraser Valley strata discovered that their funds were controlled by only one person on council and when they were to pay for their roof repair, both the council member and the \$407,000 in strata funds had vanished. They were forced to borrow the funds at a significant expense. The council member was arrested on return from an extended holiday in Cuba, and was successfully prosecuted for theft.

Strata Law: The Strata Property Act sets out the requirements for financial reports, budgets, and financial records. But it's not specific about operating funds and special levies. This varies from strata to strata.

Tips: Your strata should clearly understand what happens to your money when you pay your fees. Who is handling the money? Who, in effect, is responsible for the monies in the account? Is the money in trust in the strata corporation's name? Why not? There may not be any protection for your assets. Who are the signing authorities? It is far easier for an individual to abuse the system than a group of signatories, which may require a.

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