

# Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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## Condo Smarts

Headline: Bylaw ca prevent water-tank emergency

Topic: Bylaws and maintenance

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Many apartments and townhouses have hot water tanks in each strata unit.

They are maintained and repaired by each owner, but what happens when they're not maintained? An apartment owner in Vancouver's West End returned from work one day to discover his 15-year-old tank had failed some time during the day. The owner had put off buying a new tank, avoiding a replacement cost of about \$750.

The damages, insurance deductible and emergency call ended up costing the owner more than \$4,000.00 - not including the damages to personal contents and claims by the apartments owners below.

**Strata Law:** A strata can create a bylaw that makes the strata responsible to maintain & repair certain elements of each unit, such as hot water tanks or gas fireplaces.

With this type of bylaw, stratas can plan for bulk repairs and replacements to avoid damage caused by deferred maintenance. Many strata corporations also have bylaws detailing the frequency and type of maintenance required for appliances and fixtures that use water or gas.

**Tips:** Strata living really can be care-free.

However, the price of that freedom is proactive servicing, maintenance and repairs.

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