

# Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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## Condo Smarts

Headline: Beware those tricksters who wreak havoc

Topic: Security

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Halloween night, like many other festivals, creates opportunities for access to many strata buildings that otherwise remain secure. Well meaning and intentioned owners allow trick or treaters or other strangers into the privacy of the strata building, with frequent disastrous results.

Last Halloween a strata council allowed visitors into a high-rise building to later discover someone had glued all the strata unit entry lock sets. Another strata council decided to allow a Christmas fundraise to campaign door-to-door in the strata building, later to discover the campaigner was a fraud and over \$800 had been taken from residents in the building.

**Strata law:** The strata is responsible for managing and maintaining the common property and common assets for the benefit of the owners. Council members must act honestly and in good faith with a view to the best interests of the strata corporation and exercise the care, diligence and skill of a reasonably prudent person in comparable circumstances. Security is also part of the management and maintenance of the common property and assets.

**Tips:** Strata owners assume that one of the added benefits of strata living is the security of the community and the additional access requirements. Many buildings boast high

performance security systems, staff and technology. That extra door or gated entry is perceived as a barrier from the outside world. If the strata council or owners decide to allow solicitors or canvassers into the buildings they may be placing their owners in peril. Security is a crucial element of safe strata living. Allowing outside parties into the community should only be considered after consulting with the strata ownership and conducting a property security review.

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