**Condo Smarts**
Headline: Phased stratas must follow the Act  
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Thousands of owners live in phased strata plans that are either complete or under construction. Phasing is necessary because of the number of buildings being built or the cost of large construction projects. Phasing does not mean that the buildings are in separate strata corporations, it does mean as each phase is completed it becomes a functioning part of the corporation. A new four-phase complex on the Island were told that each phase would be responsible for their own windows and roofing. On reviewing the strata plan, bylaws and disclosure filings there are no such conditions. In this plan, the building exteriors are common property, so windows, doors, siding, and roofing, amongst other components are common property so the entire strata shares the costs.

**Strata Law:** A phased strata is a strata plan deposited in successive phases. Part 13 of the Act details the responsibilities of the owner-developer, the phasing process and scheduling of the phases. The operation of a phased strata, once complete, is virtually the same as other strata corporations.

**Tips:** There are many successful phased strata plans that include every type of building. Because phased buildings become part of the strata at different time periods, different interest groups develop. To create a cohesive community it is often beneficial to ensure there are an equal number of council members form each phase, and operate the corporation as one community at the earliest time possible.

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