

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-095

Condo Smarts

Headline: Phased stratas must follow the Act

Topic: Phased stratas

Publication date: September 19, 2004

Publication: The Province

Written by: Tony Gioventu

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 from each phase, and operate the corporation as one community at the earliest time possible.

For more information on CHOA resources and benefits visit www.choa.bc.ca
or contact the office at 1-877-353-2462 or email office@choa.bc.ca.

No part of this publication may be reproduced without the prior written permission of CHOA

This publication contains general information only and is not intended as legal advice. Use of this publication is at your own risk. CHOA will not be liable to you or any other person for any loss or damage arising from, connected with or relating to the use of this publication or any information contained herein by you or any other person.